

File No.: 04-1000-20-2017-423

January 5, 2018

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of November 2, 2017 for:

Information and records in the possession of the City of Vancouver pertaining to the Langara West development:

1. The entire Development Application, including any documents submitted with it;
2. The March 31, 2016 letter and any other correspondence from the City of Vancouver to the Developer or agent thereof discussing the Development Application;
3. Any feedback provided by the City with respect to the Developer's submission in March 2016 or thereafter, and any correspondence with respect to the Developer's response thereto;
4. Any correspondence between Vivigrand, or its representatives, and the City with respect to the seeking or provision of information and documentation in respect of the Development Application. Including with respect to any delays that may have occurred in the provision of such information or otherwise impacting upon;
5. The Arborist Report and any revised or other arborist reports submitted to the City in respect of the proposed Langara West development;
6. Any documents pertaining to or discussing the Large Tree, including any correspondence, reports, or memoranda; and
7. The Revised Landscaping Plan and any other landscaping plan submitted to the City in respect of the proposed Langara West development.

Some information in the responsive records requires a notification process which allows a third party the opportunity to review records that may harm their business interests. As a result, a portion of the responsive records have been withheld until the third party notification process is completed. In the interest of providing you the records in a timely manner, we have attached the portion that does not pertain to third party interests.

Some information in the records has been severed, (blacked out), under s.13(1) and s.22(1) of the Act. You can read or download these sections here:

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

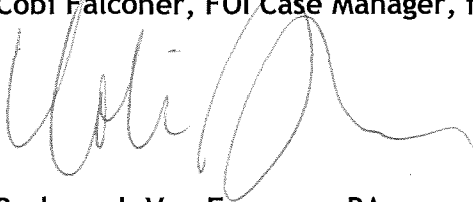
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-423); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

**Cobi Falconer, FOI Case Manager, for**



**Barbara J. Van Fraassen, BA  
Director, Access to Information & Privacy**

*Barbara.vanfraassen@vancouver.ca  
453 W. 12th Avenue Vancouver BC V5Y 1V4  
Phone: 604.873.7999  
Fax: 604.873.7419*

Encl.

:kt

# CITY OF VANCOUVER

(THIS IS NOT A PERMIT)

PERMIT TYPE		<b>DEVELOPMENT PERMIT APPLICATION</b>				APPLICATION NUMBER	<b>A DE 419896</b>								
LEGAL DESCRIPTION					ADDRESS										
LOT		BLOCK	PLAN	DIST	7516 CAMBIE ST										
ADDITIONAL ADDRESS INFORMATION					SPECIFICS										
					7510-7554 CAMBIE										
APPLICATION DATE	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC	PLACE NAME									
NOV 27, 2015	CONSTRUCT			8	NO										
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE											
COMPLEXITY					CO-ORDINATE										
008 DWG USE OTHER		NTF													
APPLICANT				CONTACT 2		CONTACT 3									
DESIGN PROF W.T. LEUNG ARCHITECTS ELAINE JONG 300-973 W BROADWAY VANCOUVER BC V5Z 1K3				PROPERTY OWNER VIVAGRAND DEVELOPMENT (MARPOLE) CORP. 550-601 W BROADWAY VANCOUVER BC											
TEL 604-736-9711	BUS LICENSE	TEL	BUS LICENSE	TEL	BUS LICENSE										
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE										
THIS APPLICATION IS SUBMITTED WITH PLANS TO:															
new mixed use de after rz															
ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT										
0040 PROCESSED THROUGH	33 PROC CTR -DS RV/TH		0080 ZONE	2030 C-1											
CLEARANCES REQD DURING APPLICATION STAG INCLUDE			URBAN DESIGN PANEL	SUSTAINABILITY	TARGET DATES										
			PROJ FACILITATOR	PROC CNTR DEV REVW	DEV PLANNER REVIEW										
			LANDSC/ARCH REVIEW	ENGINEERING REVIEW	HOUSING & PROPERTY										
			ENV CONTAMIN REVW	ADDRESSING REVIEW	PROC CNTR BLDG RVW										
			DE05 DEV COST LEVY REVW	OAKRIDGE/LANGARA											
PROCESSED BY:			DEVELOPMENT PLANNER IS M LINEHAN												
PROC CNTR DEV REVIEW BY J BOSNJAK			ENGINEERING CLEARANCE BY K CAVELL												
LANDSCAPE REVIEW BY A MANESS			ENV PROTECTION REVIEW BY L KWAN												
PROJECT FACILITATOR J BORSA			URBAN DESIGN PANEL REVIEW J BATEMAN												
HOUSING CENTRE REVIEW BY D GARRISON															
ADDITIONAL NOTES:															
040 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.															
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.															
FEE	AMOUNT	FEE	AMOUNT	SIGNATURE											
138 DEV SCHED ) (B)	48,001.00							DATE							
												TAKEN BY J BORSA			
INVOICE: 790311			TOTAL	\$48,001.00											

P5D2000.01 REVISED FEB/08

2016/01/05 10:31:47





IR Number UI 58718 EN Number EN 121034 Date of Inspection (yyyy/mm/dd) 2016/07/18  
 Main Address 7516 Cambie St Specifics and/or Suite # \_\_\_\_\_  
 Secondary Address \_\_\_\_\_  
 Tenant N/A Number of Storeys 1  
 Owner Vivagrande Development (Marpole 1) Corp. Permit Number N/A  
 Agent N/A Approved Use of Building/Land Restaurant  
 District Zone RT-1 Present Use of Building/Land Vacant  
 Business License N/A

Reason for Inspection Routine : Untidy Bylaw & Building Bylaw

**Narrative/Observations**

The site inspection revealed a variety of debris located in the front and rear yards consisting of: discarded wood, old newspapers, domestic garbage, plastic containers, etc.

At the rear of the site (east side) there are number of smaller sheds that are open and accessible. The main building is also accessible via a door on the NE corner.

**Requirements**

Violation of the Building Bylaw  
 Violation of the Untidy Bylaw

**Recommendations**

14 day Untidy Bylaw order to the R/O to remove all the debris from the site  
 Building Bylaw order to the R/O to board up all open buildings/sheds.

Photos Taken?  Yes  No

Date Report Made: July 20, 2016

Loris Volpe  
 Inspector's Name

**For Manager or Supervisor Use Only**

File:  Approval / Use  Enforcement  Project / Permit



FYA to: Wendy Jao , Clint Hemstalk

FYI to: \_\_\_\_\_

Tom Hamilton  
 Manager / Supervisor



IR Number UI 58718 EN Number EN 121034 Date of Inspection (yyyy/mm/dd) 2016/07/18

Photo	Description
	1/Debris in the front yard
	2/Debris in the front yard

IR Number UI 58718 EN Number EN 121034 Date of Inspection (yyyy/mm/dd) 2016/07/18



Photo	Description
	<p>3/Debris and open sheds in the rear yard.</p>
	<p>4/Further debris in the rear yard</p>

Photo	Description
	<p>5/Debris in the parking area at the rear(south of the main building)</p>
	<p>6/Door ajar at the NE corner of the building at the rear.</p>



IR Number UI 58718 EN Number EN 121034 Date of Inspection (yyyy/mm/dd) 2016/07/18

Photo	Description
	7/Building accessible from the rear
	8/ Sheds in the rear which are accessible.



# \*\* CHANGE NOTICE \*\*

(THIS IS NOT A PERMIT)

PERMIT TYPE		<b>DEVELOPMENT PERMIT APPLICATION</b> ✓			APPLICATION NUMBER	
					<b>A</b>	<b>DE 419896</b>
LEGAL DESCRIPTION				ADDRESS		
LOTS 264 & 50 CENTRE PORTION OF DL 323 PLAN 1640 & LOT 1***				7500 CAMBIE ST		
ADDITIONAL ADDRESS INFORMATION				SPECIFICS		
PROJFL PROJECT FILE/CONSPRM 7510-16, 7518, 7550-54 CAMBIE ST						
APPLICATION DATE	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC	PLACE NAME
NOV 27, 2015	CONSTRUCT			B	NO	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE		
COMPLEXITY				CO-ORDINATE		
008 DWG USE OTHER NTF				170-813-06-0000		
APPLICANT			CONTACT 1			
DESIGN PROF W.T. LEUNG ARCHITECTS ELAINE JONG 300-973 W BROADWAY VANCOUVER BC V5Z 1K3			PROPERTY OWNER VIVAGRANDE DEVELOPMENT (MARPOLE) CORP. 550-601 W BROADWAY VANCOUVER BC			
CONTACT 2			CONTACT 3			
TEL 604-736-9711	BUS LICENSE CERTIFICATE	TEL	BUS LICENSE CERTIFICATE	TEL	BUS LICENSE CERTIFICATE	
FAX		FAX		FAX		

THIS APPLICATION IS SUBMITTED WITH PLANS TO:

new mixed use de after rz

\*\*\*Legal description cont'd: BLOCK O DL 323 PLAN 9322

ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
0040 PROCESSED THROUGH	33 PROC CTR -DS RV/TH		0080 ZONE	2030 C-1	
CLEARANCES REQD DURING APPLICATION STAG INCLUDE			URBAN DESIGN PANEL	SUSTAINABILITY	TARGET DATES
			PROJ FACILITATOR	PROC CNTR DEV REVW	DEV PLANNER REVIEW
			LANDSC/ARCH REVIEW	ENGINEERING REVIEW	HOUSING & PROPERTY
			ENV CONTAMIN REVW	ADDRESSING REVIEW	PROC CNTR BLDG RVW
			DE05 DEV COST LEVY REVW	OAKRIDGE/LANGARA	
PROCESSED BY: PROC CNTR DEV REVIEW BY J BOSNJAK			DEVELOPMENT PLANNER IS M LINEHAN		
LANDSCAPE REVIEW BY A MANESS			ENGINEERING CLEARANCE BY K CAVELL		
PROJECT FACILITATOR J BORSA			ENV PROTECTION REVIEW BY L KWAN		
HOUSING CENTRE REVIEW BY D GARRISON			URBAN DESIGN PANEL REVIEW J BATEMAN		
<b>ADDITIONAL NOTES:</b>					
032 Please note that additional addresses will be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc. Floor layout plan including addressing and unit numbers to be shown on drawings submitted with Building Permit application. For information please contact Mrs. R. Foster at tel: 604 873-7784 or email: address.coordinator@vancouver.ca.					
040 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.					
990 .....					
THE FOLLOWING CHANGES HAVE BEEN RECORDED FOR THIS CITY OF VANCOUVER APPLICATION: .....					
.....					
DE419896 reviewed two buildings proposed, project site address 7500 Cambie St assigned.					
-Main address changed to "7500 Cambie St"					
-Additional Address Information changed to "PROJFL PROJECT FILE/CONSPRM 7510-16, 7518, 7550-54 CAMBIE ST"					
-Legal description updated					
-Customer addressing information note added					
R. Foster / Jan 19, 2016					

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.

FEE	AMOUNT	FEE	AMOUNT	SIGNATURE	
130 DEV SCHED 3 (B)	48,001.00				
				DATE	
				TAKEN BY	J BORSA
				COPY	CHANGE NOTICE
INVOICE: 790311		TOTAL		548,001.00	



**REGISTERED AND REGULAR MAIL**

**ORDER**

PLEASE REFER TO:  
Mr. Loris Volpe,  
Property Use Inspector  
at 604.873.7865  
8:30 - 10:00 am  
loris.volpe@vancouver.ca  
IR # UI58718 / EN 121034

July 29, 2016

Vivagrand Development (Marpole 1) Corp.  
550-601 West Broadway  
Vancouver, BC  
V5Z 4C2

Dear Sir or Madam:

Reply? No      Yes   ✓    
By Loris Volpe  
Date Aug 15 / 16 Initial WJ

RE: 7516 CAMBIE STREET (AND ALSO 7510 CAMBIE STREET)  
PLAN EPP59445 DISTRICT LOT 323 NWD PARCEL 1, GROUP 1

On July 18, 2016, the Property Use Inspector carried out an inspection of your property at the above location and reported a considerable accumulation of rubbish and discarded materials on your property, which is in violation of the Untidy Premises By-law, as follows:

- The front yard and rear yard contains discarded debris consisting of discarded wood, newspapers, domestic garbage, plastic containers, etc.

Therefore, pursuant to Section 6 of the Untidy Premises By-law, you are **ORDERED TO** remove this accumulation of rubbish and discarded materials on or before **August 12, 2016**, and to thereafter maintain the site in a tidy condition.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 6(2) of the Untidy Premises By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection.

For your information, the average cost for this type of work is currently up to \$3,000.00.

Note that if you have contracted to sell your property or are in the process of doing so, you are advised to disclose the contents of this Order to the realtor(s), agent(s), and prospective purchaser(s).

Please be advised that City Inspectors and crews are authorized to enter onto a site for the purpose of enforcing this by-law. Gates and/or entry ways that are locked are subject to having the lock cut off and removed in order to permit access.



Furthermore, if any materials found during the clean-up require special handling or disposal methods (e.g. solvents, asbestos, grease, etc.), the cost of the clean-up will likely increase and you will be responsible for the *added costs*.

Yours truly,



A. Toma, P. Eng.  
Director, Licences and Inspections

LV/wj

Copy: Posted on Site



## BC Company Summary

### For VIVAGRANDEVELOPMENT (MARPOLE 1) CORP.

Date and Time of Search: July 28, 2016 02:36 PM Pacific Time  
Currency Date: April 26, 2016

#### ACTIVE

Incorporation Number: BC0982559  
Name of Company: VIVAGRANDEVELOPMENT (MARPOLE 1) CORP.  
Recognition Date and Time: Incorporated on October 08, 2013 03:25 PM Pacific Time In Liquidation: No  
Last Annual Report Filed: October 08, 2015 Receiver: No

#### COMPANY NAME INFORMATION

Previous Company Name: 8822999 (MARPOLE) LTD.  
Date of Company Name Change: January 20, 2016

#### REGISTERED OFFICE INFORMATION

Mailing Address: 550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA  
Delivery Address: 550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

#### RECORDS OFFICE INFORMATION

Mailing Address: 550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA  
Delivery Address: 550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

#### DIRECTOR INFORMATION

Last Name, First Name, Middle Name:  
LIANG, ZHONG

Mailing Address: 475 WEST 38TH AVENUE  
VANCOUVER BC V5Y 2N7  
CANADA  
Delivery Address: 475 WEST 38TH AVENUE  
VANCOUVER BC V5Y 2N7  
CANADA

**Last Name, First Name, Middle Name:**

Liang, Chao Tai

**Mailing Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

**Delivery Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

---

NO OFFICER INFORMATION FILED AS AT October 08, 2015.

---



---

**Folio:** 170-813-04-0000  
**Civic:** 7510 CAMBIE ST  
**Size:** 29493 SQUARE FEET

**Pid:** 029-788-897  
**Legal:** PLAN EPP59445 DISTRICT LOT 323 NWD PARCEL 1,  
GROUP 1.

**Owner:** VIVAGRAND DEVELOPMENT (MARPOLE  
1)  
CORP  
550-601 BROADWAY W  
VANCOUVER BC V5Z 4C2  
(CA5061284)

---



# Title Search Report

Title: CA5061284

Printed: Jul. 28, 2016 2:30 PM

Application for registration received on: Mar. 23, 2016

Entered on: Mar. 29, 2016

Declared value:

From Title: CA4961250, CA4961251, CA4961252

Taxation Authority: City of Vancouver

## REGISTERED OWNERS IN FEE SIMPLE

VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP.,  
#550 - 601 WEST BROADWAY  
VANCOUVER, BC  
V5Z 4C2

Inc. No: BC0982559

## PARCELS

Parcel Identifier: 029788897

Short Legal Description: S/EPP59445////////1

Description of Land:

PARCEL 1 DISTRICT LOT 323 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP59445

## LEGAL NOTATIONS

*No legal notations*

## CHARGES

Charge Number: CA4966705

Date registered: Feb. 2, 2016

Nature: MODIFICATION

Owner:

Remarks:

- o MODIFICATION OF CA4533285

Charge Number: CA5061285

Date registered: Mar. 23, 2016

Nature: STATUTORY RIGHT OF WAY

Owner: CITY OF VANCOUVER

Remarks: *No remarks*

Charge Number: CA5061286  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:

Date registered: Mar. 23, 2016

- o GRANTING CA5061285 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061287  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:

Date registered: Mar. 23, 2016

- o GRANTING CA5061285 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061288  
Nature: COVENANT  
Owner: CITY OF VANCOUVER  
Remarks: *No remarks*

Date registered: Mar. 23, 2016

Charge Number: CA5061289  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:

Date registered: Mar. 23, 2016

- o GRANTING CA5061288 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061290  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:

Date registered: Mar. 23, 2016

- o GRANTING CA5061288 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061291  
Nature: COVENANT  
Owner: CITY OF VANCOUVER  
Remarks: *No remarks*

Date registered: Mar. 23, 2016

Charge Number: CA5061292  
Nature: PRIORITY AGREEMENT

Date registered: Mar. 23, 2016



Owner:

Remarks:

- o GRANTING CA5061291 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061293

Date registered: Mar. 23, 2016

Nature: PRIORITY AGREEMENT

Owner:

Remarks:

- o GRANTING CA5061291 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061294

Date registered: Mar. 23, 2016

Nature: EQUITABLE CHARGE

Owner: CITY OF VANCOUVER

Remarks: *No remarks*

Charge Number: CA5061295

Date registered: Mar. 23, 2016

Nature: PRIORITY AGREEMENT

Owner:

Remarks:

- o GRANTING CA5061294 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061296

Date registered: Mar. 23, 2016

Nature: PRIORITY AGREEMENT

Owner:

Remarks:

- o GRANTING CA5061294 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061297

Date registered: Mar. 23, 2016

Nature: STATUTORY RIGHT OF WAY

Owner: CITY OF VANCOUVER

Remarks: *No remarks*

Charge Number: CA5061298

Date registered: Mar. 23, 2016

Nature: PRIORITY AGREEMENT

Owner:

Remarks:

- o GRANTING CA5061297 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061299 Date registered: Mar 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061297 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061300 Date registered: Mar. 23, 2016  
Nature: COVENANT  
Owner: CITY OF VANCOUVER  
Remarks: No remarks

Charge Number: CA5061301 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061300 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061302 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061300 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061303 Date registered: Mar. 23, 2016  
Nature: COVENANT  
Owner: CITY OF VANCOUVER  
Remarks: No remarks

Charge Number: CA5061304 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061303 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061305 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:



o GRANTING CA5061303 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061306 Date registered: Mar. 23, 2016  
Nature: STATUTORY RIGHT OF WAY  
Owner: CITY OF VANCOUVER  
Remarks: No remarks

Charge Number: CA5061307 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061306 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061308 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061306 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061309 Date registered: Mar. 23, 2016  
Nature: COVENANT  
Owner: CITY OF VANCOUVER  
Remarks: No remarks

Charge Number: CA5061310 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061309 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061311 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061309 PRIORITY OVER CA4533285 AND CA4533286

\* Caution – all charges may not be shown or appear in order of priority

\* Current information only – no cancelled information shown

**REGISTERED AND REGULAR MAIL**

PLEASE REFER TO:  
Loris Volpe  
Property Use Inspector  
Property Use Branch  
at 604.873.7865  
loris.volpe@vancouver.ca  
IR# UI59100 / EN121018

**ORDER**

August 30, 2016

Vivagrand Development (Marpole 1) Corporation  
550 - 601 West Broadway  
Vancouver, BC V5Z 4C2

Dear Sir/Madam:

RE: 7550 Cambie Street

Our inspections services report that your building at the above location was vacant and the south side unit entry door is open to the public. The building is therefore deemed to be in an unsafe condition and a hazard to public safety.

Therefore, in accordance with Article 1.5.3.3 of Division C of the Building By-law, you are ordered to securely board-up the exterior openings (unsecured entrances) in this building with at least a minimum of 3/8" plywood **IMMEDIATELY** and thereafter maintain the building in a secure condition.

Our inspections services will return to inspect the building on **SEPTEMBER 7, 2016** to verify the above work has been completed. If you do not comply with this Order, the City will hire a contractor to carry out the work and charge the cost of the work to the owner, as authorized under Article 1.5.3.4. of Division C of the Building By-law. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection.

Note that if you have contracted to sell your property or are in the process of doing so, you are advised to disclose the contents of this Order to the realtor(s), agent(s), and prospective purchaser(s).

Yours truly,



P. Ryan, M. Sc., P. Eng.  
Chief Building Official &  
Director, Building Code & Policy

LV/ch

Copy: Posted on building

Diary? No..... Yes   
To: DPUL #13  
Date: 9/7/16 Init: CH  
EN #: 121018



---

**Folio:** 170-813-46-0000

**Pid:** 009-689-915

**Civic:** 7550 CAMBIE ST

**Legal:** LOT 1 BLOCK O PLAN VAP9322 DISTRICT LOT 323  
NEW WESTMINSTER

**Size:** 71.56 118.02 WIDTH/DEPTH

**Owner:** VIVAGRANDE DEVELOPMENT (MARPOLE

1)

CORP

550-601 BROADWAY W

VANCOUVER BC V5Z 4C2

(CA4961250)

---



## BC Company Summary

For

### VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP.

Date and Time of Search: August 26, 2016 08:13 AM Pacific Time

Currency Date: May 25, 2016

#### ACTIVE

Incorporation Number: BC0982559

Name of Company: VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP.

Recognition Date and Time: Incorporated on October 08, 2013 03:25 PM Pacific Time In Liquidation: No

Last Annual Report Filed: October 08, 2015 Receiver: No

#### COMPANY NAME INFORMATION

Previous Company Name  
8822999 (MARPOLE) LTD.

Date of Company Name Change  
January 20, 2016

#### REGISTERED OFFICE INFORMATION

Mailing Address:  
550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

Delivery Address:  
550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

#### RECORDS OFFICE INFORMATION

Mailing Address:  
550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

Delivery Address:  
550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

#### DIRECTOR INFORMATION

Last Name, First Name, Middle Name:  
LIANG, ZHONG

Mailing Address:  
475 WEST 38TH AVENUE  
VANCOUVER BC V5Y 2N7  
CANADA

Delivery Address:  
475 WEST 38TH AVENUE  
VANCOUVER BC V5Y 2N7  
CANADA

**Last Name, First Name, Middle Name:**

Liang, Chao Tai

**Mailing Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

**Delivery Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

---

NO OFFICER INFORMATION FILED AS AT October 08, 2015.

---





IR Number UI 59100 EN Number EN 121018 Date of Inspection (yyyy/mm/dd) 2016/08/22  
 Main Address 7550 Cambie St Specifics and/or Suite # \_\_\_\_\_  
 Secondary Address \_\_\_\_\_  
 Tenant N/A Number of Storeys 1 + Basement  
 Owner Vivagrand development(Marpole 1) Permit Number N/A  
 Agent N/A Approved Use of Building/Land 2 FD  
 District Zone RT-1 Present Use of Building/Land Vacant  
 Business License N/A

Reason for Inspection Recheck e-mail order to board-up building dated Aug 17,2016

**Narrative/Observations**

The site inspection revealed one of the east side entry doors was secured (north side unit), however, the south side unit entry door was open.

NOTE: Email was sent on Aug 17, 2016 and I received a response on the same day from Diana Chen that they would send someone out to check.

**Requirements**

Violation of the Building Bylaw

**Recommendations**

10 day Building bylaw order to the R/O to secure the building.

Photos Taken?  Yes  No

Date Report Made: August 23, 2016

Loris Volpe  
Inspector's Name

**For Manager or Supervisor Use Only**


File:  Approval / Use  Enforcement  Project / Permit

FYA to: Clint Hemstalk

FYI to: \_\_\_\_\_

Sy Jung  
Manager / Supervisor

IR Number UI 59100 EN Number EN 121018 Date of Inspection (yyyy/mm/dd) 2016/08/22

Photo	Description
	1/ South unit door is open



March 31, 2016

Ms. Elaine Jong  
W.T. Leung Architects  
#300 - 973 West Broadway  
Vancouver, BC  
V5Z 1K3

Dear Ms. Jong:

**RE: 7500 Cambie Street  
Development Application Number DE419896**

On behalf of the Director of Planning, your application has been approved to develop on this site a six-storey, mixed-use building (Building A) with one level of Restaurant (first floor) and five levels of Residential (2<sup>nd</sup> to 6<sup>th</sup> floors) containing 29 dwelling units and a six-storey multiple dwelling building (Building B) containing 42 dwelling units all over two levels of underground parking having vehicular access from the lane.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.6 of this "prior-to permit issuance" letter.

**IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS**

Arrange a meeting by calling at least two days in advance of your drawings being ready for submission. Partial submissions will not be accepted. You may contact Jonathan Borsa at 604.871.6021, 8:30 am to 4:30 pm, Monday to Friday. Please do not mail, drop-off or courier your response because this will delay the processing of your application. The purpose of the meeting will be to complete a preliminary review of your submission which must include your revised drawings and a written explanation describing how you have addressed each of the conditions.

- 1.0 Prior to the issuance of the Development Permit, five sets of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

**Urban Design and Landscape conditions:**

- 1.1 design development to enable the retention and protection of Trees #1 and #14, as required in Rezoning Condition #5. See also condition 2.5;



**Note to Applicant:** Tree #1 can and should be retained, with a revised arborist report and methods of protection. The canopy of this tree can be trimmed by professional arborist to allow as much sunlight as possible to the adjacent units. Tree #14 is a good candidate for relocation; however, if relocation is not achievable, the parkade could be revised to accommodate this tree.

- 1.2 design development to the eastside of the site, reducing the Urban Agriculture area shaded by the retained Tree #1;

**Note to Applicant:** Some Urban Agriculture plots could be relocated to the roof top. A distinct entry gate/path to each unit should be maintained.

- 1.3 design development to extend the courtyard closer to the lane edge to allow for expanded outdoor amenity space;

**Note to Applicant:** The courtyard may extend further to cover the drive aisle and provide additional outdoor amenity space with a connection to the amenity space at the northeast corner of the residential building. The extension may be at the same level as the amenity space at the northeast corner. A minimum 3 ft. setback should be provided from the lane. Plant species at edge of parkade walls should be revised to plants with arching or trailing habit, to "spill over" the wall. Provide an updated section through courtyard.

- 1.4 design development to add a landscape buffer to soften edge of parkade and service areas;

**Note to Applicant:** Planting should be provided where possible at the 3 ft. setback at the lane edge.

**Urban Design conditions:**

- 1.5 design development to minimize projections above the height of the main roofline;

**Note to Applicant:** Delete private stair penthouses. They may be replaced with low profile, angled hatches, or the common stair may be used. Reduce the height of the penthouse for the common exit stair, including elevator overrun and mechanical equipment enclosure, to the minimums required.

- 1.6 design development to the roof decks to be consistent with the expectations of the Planning Administration Bulletin: 'Discretionary height Increases - Roof Mounted Energy Technologies and Green Roofs';

**Note to Applicant:** Green roof area should meet the minimum percentages prescribed in the Bulletin.

- 1.7 design development to provide a consistent material expression for the upper levels of the residential building;

**Note to Applicant:** The material treatment above the 4<sup>th</sup> storey shoulder line changes from brick to a lighter window wall treatment, with clear and opaque glazing. This treatment should be extended to the rear elevation, for levels above the 3<sup>rd</sup> storey brick shoulder line. Use of corrugated metal should be limited to the mechanical penthouse.



- 1.8 design development to the restaurant entry to reduce the amount of solid wall at the facade;

**Note to Applicant:** The elevator should be setback and a glazed vestibule provided. The exit door may remain if a glazed lite may be provided so it presents a less utilitarian expression.

- 1.9 provision of additional information and details:

- i. large scale section details for guardrails, roof edges and parapets;
- ii. Large scale elevation detail for fence at courtyard;
- iii. notation for soffit treatment for projecting balconies. A high quality material should be provided;

- 1.10 identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

**Note to Applicant:** Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

- 1.11 provision of a vertical vent space to accommodate future and proposed restaurant exhaust from the commercial level;

**(Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.)

**Development Review Branch conditions:**

- 1.12 compliance with Section 6 - Building Height, per pending CD-1 By-law;

**Note to Applicant:** A reduction of 1.44 ft. to building A is required to meet the maximum height permitted.

- 1.13 detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

**Note to Applicant:** Geodetic elevations to top of elevator shaft, stairwells, guard rails, parapets, etc. are all to be shown on elevation plans and roof plan.

- 1.14 provision of an FSR overlay to show private patio/roof deck and open balcony areas;

**Note to Applicant:** The overlay must distinguish the different areas sought as exclusions. Overlays that were submitted for the review need to be revised showing correct wording and numbers. Stats on overlays are to match the stats on front page. Contact Joe Bosnjak, Project Coordinator, for more information.

- 1.15 provision of a site plan;



- 1.16 provision on the plans of any proposed amenity space, including details regarding type, finishing, equipment and/or furnishings;
- 1.17 deletion of all references to the *proposed signage*, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits";

**Note to Applicant:** The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

**Landscape Development conditions:**

- 1.18 provision of scaled and dimensioned tree protection on sheet T-1.01, in coordination with arborist report and letter of assurance;
- 1.19 provision of additional information, as follows:
  - i. a Hard Landscape plan, clearly labeling and specifying all hard surface materials, fences, gates, lighting, etc.;
  - ii. details for all landscape elements, including all items mentioned above;
  - iii. landscape notes to refer to BCSLA standard or better practices, including high-efficiency irrigation system;
  - iv. provision of proposed street trees on the Plant List, complete with coordination as required by the Notes Regarding Street Trees:

"Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. Contact Eileen Curran, Streets Engineering, 604.871.6131, to confirm tree planting locations. Contact Cabot Lyford at the Park Board, 604.257.8587, for tree species and sizes. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees are to be provided adjacent to the development site, to be confirmed prior to the issuance of the building permit. Call Cabot Lyford at Park Board at, 604.257.8587, for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion." See also *condition 1.20*;

Further conditions may follow upon receipt of missing information;

- 1.20 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

"Trenching for utility connections is to be coordinated with Engineering Services to ensure safe root zones of retained trees. Methods of tree protection for street trees are to be approved by Park Board.";



**Engineering Services conditions:**

- 1.21 provision of design elevations on Cambie Street at the property line adjacent the restaurant entry;
- 1.22 provision of an updated landscape plan to reflect the following street improvements as required of the rezoning:
  - i. On West 59<sup>th</sup> Avenue:
    - a. provision of a standard concrete lane crossing at the lane entry east of Cambie on the south side of West 59<sup>th</sup> Avenue including replacement of the curb returns and ramps to standard;
    - b. provision of pedestrian lighting to the Greenway standard to match acorn LED luminaires and poles located on the median on Cambie at 59<sup>th</sup> Avenue;
    - c. provision of improved street lighting to LED City standard adjacent the site; and
    - d. provision of a minimum 1.83 metre (6'-0") broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 1.52 metres (5'-0");
  - On Cambie Street:
    - e. provision of a 2.14 metre (7'-0") broom finish concrete sidewalk with saw cut joints while maintaining existing front boulevard width of 3.4 metres (11'-3");
    - f. provision of pedestrian lighting to Greenway standard adjacent the site to match acorn LED luminaires and poles located on the median on Cambie at West 59<sup>th</sup> Avenue; and
    - g. provision of street re-construction adjacent to the site including the following: new curb and gutter, catch basins, raised protected bike lane, new or upgraded street and pedestrian lighting, transition to the existing on street painted bike lane to the south and the protected bike lane north of West 59<sup>th</sup> Avenue including any utility relocations to accommodate the improvements. Note, concept to be provided by the City;
  - ii. provision of street trees adjacent the site where space permits; and
  - iii. delete benches with landscaping on City right-of-way along Cambie Street;
- 1.23 provision of Public Bike Share (PBS) Station to the Satisfaction of the General Manager of Engineering Services noting the following:

- i. in order to accommodate grade changes along the length of the station and lane, staff requires a removable secured railing the length of the station at the lane and the southerly end of the station and a connector walk from PBS station to sidewalk on West 59<sup>th</sup> Avenue. Please contact Engineering, to ensure design results in an acceptable operation of the PBS station at this location; and
  - ii. relocate restaurant loading door access from PBS station area. The 16 m x 4 m station area needs to be clear from all obstructions;
- 1.24 compliance with the Parking and Loading Design Supplement to the satisfaction of the *General Manager of Engineering Services*. The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- i. improved plans showing design elevations on both sides of parking ramps, additional design elevations within the loading bay and within parking areas and at the far ends of the stalls to calculate slope and crossfall;
- ii. design development to reduce the excessive slope for the first 20 ft. of parking ramp from the property line;

**Note to Applicant:** the slope must not exceed 10 % for the first 20 ft. from the property line. Using design elevations shown on drawing A2.03, the northerly side has a slope of 12.5 %.

- iii. improved section drawings on drawing A3.02 and A3.04 showing elevations, dimensioned vertical clearances, and security gates for the main ramp and through the loading bay and parking areas;

**Note to Applicant:** Show security gate and vertical clearance and confirm ramp slope on drawing A3.04, the ramp slope value differs on A2.03. Show vertical clearances and design elevations through Class B loading.

- iv. hatched access aisles adjacent to stalls 7, 26 and 14 on P1 and adjacent to stall 6 on P2 on the drawings;
- v. identification of the largest size of truck expected to service the restaurant and provision of truck *turning movement* swaths on the submitted plans that show truck ingress/egress at the loading space and at the lane;
- vi. modification of, or relocation of the Class B loading space as required to address any conflicts between the loading throat and the PBS station and the wooden utility pole which may obstruct truck manoeuvring into the loading space;

**Note to Applicant:** Consider switching Class B loading and Vista room to achieve required clearance.

- vii. hatching on drawing A2.02 to demonstrate vertical clearance of 2.3 m is achieved to all disability parking;



- viii. a 5 ft. access aisle for disability spaces 4 and 5 on A202, 4 ft. is shown;
- ix. automatic door openers are required for all bike rooms and to be noted on plans;
- x. bike access route shown on the plans from parking level P1 to grade;

Please contact Jennifer White of the Neighbourhood Parking and Transportation Branch at 604.871.6474 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>); and

- 1.25 provision of neighbourhood Energy connectivity to the satisfaction of the General Manager of Engineering Services noting the following requirements.

## 2.0 Conditions to be met prior to the issuance of the Development Permit:

### Development Review Branch conditions:

- 2.1 The pending CD-1 By-law can and does become enacted by City Council.
- 2.2 The proposed form of development can and does become approved by City Council.
- 2.3 An Acoustical Consultant's Report is to be submitted which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Medical Health Officer.

**Note to Applicant:** Notation shall be indicated on plans confirming that: "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with, or amended by, the Medical Health Officer."

### Housing Policy and Tenant Relocation Plan conditions:

- 2.4 Compliance with the Summary and Recommendation conditions from rezoning.

**Note to Applicant:** Confirmation that conditions 11 to 16 is required.

### Landscape Development conditions:

- 2.5 Provision of a revised arborist report, including revised plan sheet T-1.01, detailing the methods of protection for Tree #1 and Tree #14. See also condition 1.1.
- 2.6 Provision of a Letter of Assurance for Arborist supervision for work within one meter of tree protection zones, to be signed and dated by arborist, owner and contractor. Letter to specify construction activities which require arborist supervision and terms of ensuring the arborist is notified to attend the site.



### 3.0 Conditions of the Development Permit:

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 prior to the 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.

- 3.1 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the 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.

**Note to Applicant:** In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as a guarantee for completion of the work by an agreed upon date.

- 3.2 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- 3.3 Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
- 3.4 Confirmation, prior to issuance of building permit, that all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 ft<sup>2</sup> shall be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development's future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled.
- 3.5 Completion of the Confirmation of Neighbourhood Energy Connectivity Requirements letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the Neighbourhood Energy Connectivity Standards - Design Guidelines. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work.
- 3.6 The balconies must NOT be enclosed for the life of the building.
- 3.7 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, *except as described in the approved application for the exclusion*. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building;



AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- 3.8 The site shall be maintained in a neat and tidy condition.
- 3.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 W Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

#### 4.0 Notes to Applicant:

- 4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with on, or before October 28, 2016, this Development Application may stand refused.
- 4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- 4.3 Please note that additional addresses will be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc. Floor layout plan including addressing and unit numbers to be shown on drawings submitted with Building Permit application. For information please contact Ms. Renae Foster at tel: 604 873-7784 or email: address.coordinator@vancouver.ca.
- 4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.
- 4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.

If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections at 604.871.6401.

- 4.6 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at [vancouver.ca/financegrowth](http://vancouver.ca/financegrowth).
- 4.7 All Building permit applications submitted on or after January 2, 2015, will be reviewed for compliance to the 2014 Vancouver Building By-law. Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or walk into our Development and Building Services Centre (1st Floor, 515 West 10th Avenue).

Yours truly,



Joe Bosnjak  
Project Coordinator  
[Joe.bosnjak@vancouver.ca](mailto:Joe.bosnjak@vancouver.ca)  
Phone: 604.873.7755

JMB/sg

cc: Central Property File  
Marie Linehan, Development Planner  
Alina Maness, Landscape Development Specialist  
Kevin Cavell, Engineering Services  
Dan Garrison, Housing Policy





# INVOICE

City of Vancouver, Revenue Services Division  
PO Box 7747, VANCOUVER BC V6B 8R1

DATE: 2017/02/21  
To: VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP  
550 - 601 W BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

INVOICE NO: 0018182715  
ACCOUNT No: 0000000301  
YOUR REFERENCE:  
OUR REFERENCE: P&L#8871

DETAILS	AMOUNT
RE: 7516 CAMBIE STREET PARCEL 1, DISTRICT LOT 323, PLAN EPP59445 VPD CASE #17-15078	\$ 202.40

THE COST OF BOARDING UP/SECURING OPEN ENTRANCES FOR THE ABOVE PREMISES ON JANUARY 25, 2017, TO PREVENT PUBLIC ACCESS AND THEREBY AVOID ANY IMMINENT RISK OF ACCIDENT OR FIRE, IN ACCORDANCE WITH ARTICLE 1.5.3.5. OF DIVISION C OF THE BUILDING BY-LAW.

PLEASE NOTE THAT IF YOU HAVE CONTRACTED TO SELL YOUR PROPERTY OR IN THE PROCESS OF DOING SO, YOU ARE ADVISED TO DISCLOSE THE CONTENTS OF THIS INVOICE TO THE REALTOR(S), AGENT(S), AND PROSPECTIVE PURCHASER(S).

**NOTE: IF THIS INVOICE REMAINS UNPAID AFTER MARCH 23, 2017, THE AMOUNT OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE CHARGED BY THE PROPERTY TAX OFFICE.**

FOR QUESTIONS, PLEASE CONTACT AMAN SAMRA (POLICE DEPT) AT 604-717-2815

Total Before Taxes	\$ 202.40
P.S.T.	\$ 0.00
*G.S.T.	\$ 0.00
<b>Total Amount Payable</b>	<b>\$ 202.40</b>

Payment of this invoice is NOW DUE

G.S.T. NUMBER R121361042

THE CITY OF VANCOUVER CHARGES A \$35 ADMINISTRATIVE FEE FOR ANY DISHONoured CHEQUE

## REMITTANCE STUB

**CITY OF VANCOUVER**  
MAIL CHEQUE OR MONEY ORDER TO  
City of Vancouver, Revenue Services Division  
PO Box 7747, VANCOUVER BC V6B 8R1

INVOICE No: 0018182715  
DATE: 2017/02/21  
**TOTAL PAYABLE: \$202.40**

**PAY BY CASH, CHEQUE OR DEBIT AT CITY HALL:**  
453 West 12th Ave, Vancouver, BC V5Y 1V4  
(Credit Cards Are Not Accepted At This Time)

VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP

\* PLEASE WRITE THIS INVOICE NUMBER ON YOUR CHEQUE OR MONEY ORDER

\* INCLUDE THIS STUB WITH YOUR PAYMENT

**City of Vancouver  
INVOICE REQUEST**

<b>Subject Address</b>	<b>7516 CAMBIE STREET</b>	<b>Date</b>	February 17, 2017
<b>Customer Name</b>	VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP.	<b>Customer Number</b>	301
<b>Attention</b>		<b>Your Reference</b>	
<b>Address</b>	550 - 601 W. BROADWAY	<b>Contractor Invoice</b>	8871
<b>City</b>	VANCOUVER		
<b>Province</b>	BC		
<b>Postal Code</b>	V5Z 4C2		
<b>Country</b>	CANADA		

GL Code (Cost Element)	Amount	Tax Code	Tax Jurisdiction	Cost Centre	Order Number or WBS	Business Area
430070	\$202.40	IG	GFPN		40007462	9200

**TEXT** RE: L & I BOARDING UP THE PREMISES AT 7516 CAMBIE STREET

GL Code (Cost Element)	Amount	Tax Code	Tax Jurisdiction	Cost Centre	Order Number or WBS	Business Area
430070		IB	GFPN		40007462	9200

**TEXT** RE: L & I MISC ITEMS/SUPPLIES REQUIRED

DETAILS or COMMENTS TO PUT ON INVOICE	AMOUNT
RE: 7516 CAMBIE STREET PARCEL 1, DISTRICT LOT 323, PLAN EPP59445 VPD CASE #17-15078	
THE COST OF BOARDING UP/SECURING OPEN ENTRANCES FOR THE ABOVE PREMISES ON JANUARY 25, 2017, TO PREVENT PUBLIC ACCESS AND THEREBY AVOID ANY IMMINENT RISK OF ACCIDENT OR FIRE, IN ACCORDANCE WITH ARTICLE 1.5.3.5. OF DIVISION C OF THE BUILDING BY-LAW.	\$ 202.40
Please note that if you have contracted to sell your property or in the process of doing so, you are advised to disclose the contents of this invoice to the realtor(s), agent(s), and prospective purchaser(s).	\$ -
<b>NOTE: IF THIS INVOICE REMAINS UNPAID AFTER MARCH 20, 2017, THE AMOUNT OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE CHARGED BY THE PROPERTY TAX OFFICE.</b>	

<b>Contact Person:</b>	Aman Samra (Police Dept)	<b>Phone Number:</b>	604.717.2815
GST Registration No. R121361042		<b>Sub-Total Payable</b>	202.40
		<b>GST Amt Payable</b>	
		<b>PST Amt Payable</b>	
		<b>Total Amount Payable</b>	\$ 202.40
The City of Vancouver charges a \$35 administrative fee for any dishonored cheque.			

<b>Accounting Use Only</b> Invoice Number & Date	<b>Requested by:</b>	CATHERINE WONG	<b>CHECK APPLICABLE</b> <input type="checkbox"/> Attachment Required <input type="checkbox"/> Return Original Invoice <input checked="" type="checkbox"/> Copy of Invoice is Required
	<b>Phone Number:</b>	604.873.7535	
	<b>Department:</b>	BY-LAW COMPLIANCE & ADMINISTRATION	
	<b>Special Instructions:</b>	ACCOUNTS RECEIVABLE: BILL PROPERTY OWNER FOR ABOVE AMOUNT CONTRACTOR INVOICE ATTACHED (HAVE EXCLUDED GST AS NOT COLLECTABLE).	



**YEOMEN Property Maintenance & Renovation**

9927 Grant Street  
Burnaby, British Columbia V5C 3N4

**INVOICE**

Invoice No.: 9871  
Date: 01/27/2017  
Ship Date: 01/25/2017  
Page: 1  
Re: Order No.

**Sold to:**

City of Vancouver Property use & Inspection Dept.  
Mr. Bruce Peet  
453 West 12th Ave.  
Vancouver, British Columbia V5Y 1V4

**Ship to:**

City of Vancouver Property use & Inspection Dept.  
Mr. Bruce Peet - Mike Colistin  
453 West 12th Ave.  
Vancouver, British Columbia V5Y 1V4

*7516 Cambie St. (7510-7516)*

Business No.: 888375219RP0001

Quantity	Description	Tax	Unit Price	Amount
	P.O. 470003693 VPD emergency dispatch call @ 8:35 am on January 25th 2017 request board up Address 7516 Cambie St. Vancouver case # 15078 Backlog # 2146 request to secure existing boards on the entrances Install new fasteners to secure boards as requested. Pictures emailed to CGPU@BSET@vancouver.ca Material, including screws Labor, 2 man Hours @ \$95.00 per hour	1 1		12.40 190.00
	1 - GST @ 5%, GST			10.12
	PST Exempt HST Exempt			
YEOMEN Property Maintenance & Renovation GST: #888375219				
Shipped By: Tracking Number:			Total Amount	212.52
Terms: Net 30, Due 02/26/2017.			Amount Paid	0.00
Comment:			Amount Owning	212.52
Sold By:				

*Subtotal before GST: \$ 202.40*

*\$ 212.52*

---

**Folio:** 170-813-04-0000  
**Civic:** 7510 CAMBIE ST  
**Size:** 29493 SQUARE FEET

**Pid:** 029-788-897  
**Legal:** PLAN EPP59445 DISTRICT LOT 323 NWD PARCEL 1,  
GROUP 1.

**Owner:** VIVAGRANDE DEVELOPMENT (MARPOLE  
1)  
CORP  
550-601 BROADWAY W  
VANCOUVER BC V5Z 4C2  
(CA5061284)

---

7510-7516 is 1 of 2  
buildings existing.  
(other is 7550 Cambie)



 <b>CITY OF VANCOUVER</b>	<b>Title Search Report</b>
<b>Title:</b> CA5061284 <b>Printed:</b> Feb. 17, 2017 3:32 PM	
<b>Application for registration received on:</b> Mar. 23, 2016 <b>Entered on:</b> Mar. 29, 2016 <b>Declared value:</b> <b>From Title:</b> CA4961250, CA4961251, CA4961252 <b>Taxation Authority:</b> City of Vancouver	
<b>REGISTERED OWNERS IN FEE SIMPLE</b>	
VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP.,, Inc. No: BC0982559 #550 - 601 WEST BROADWAY VANCOUVER,BC V5Z 4C2	
<b>PARCELS</b>	
<b>Parcel Identifier:</b> 029788897 <b>Short Legal Description:</b> S/EPP59445////////1 <b>Description of Land:</b> PARCEL 1 DISTRICT LOT 323 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP59445	
<b>LEGAL NOTATIONS</b>	
<i>No legal notations</i>	
<b>CHARGES</b>	
<b>Charge Number:</b> CA4966705 <b>Date registered:</b> Feb. 2, 2016 <b>Nature:</b> MODIFICATION <b>Owner:</b> <b>Remarks:</b> * MODIFICATION OF CA4533285	
<b>Charge Number:</b> CA5061285 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> STATUTORY RIGHT OF WAY <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061286 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b>	

<ul style="list-style-type: none"> <li>◦ GRANTING CA5061285 PRIORITY OVER CA4382843 AND CA4382844</li> </ul>	
<b>Charge Number:</b> CA5061287 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061285 PRIORITY OVER CA4533285 AND CA4533286</li> </ul>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061288 <b>Nature:</b> COVENANT <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061289 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061288 PRIORITY OVER CA4382843 AND CA4382844</li> </ul>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061290 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061288 PRIORITY OVER CA4533285 AND CA4533286</li> </ul>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061291 <b>Nature:</b> COVENANT <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061292 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061291 PRIORITY OVER CA4382843 AND CA4382844</li> </ul>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061293 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061291 PRIORITY OVER CA4533285 AND CA4533286</li> </ul>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061294 	<b>Date registered:</b> Mar. 23, 2016

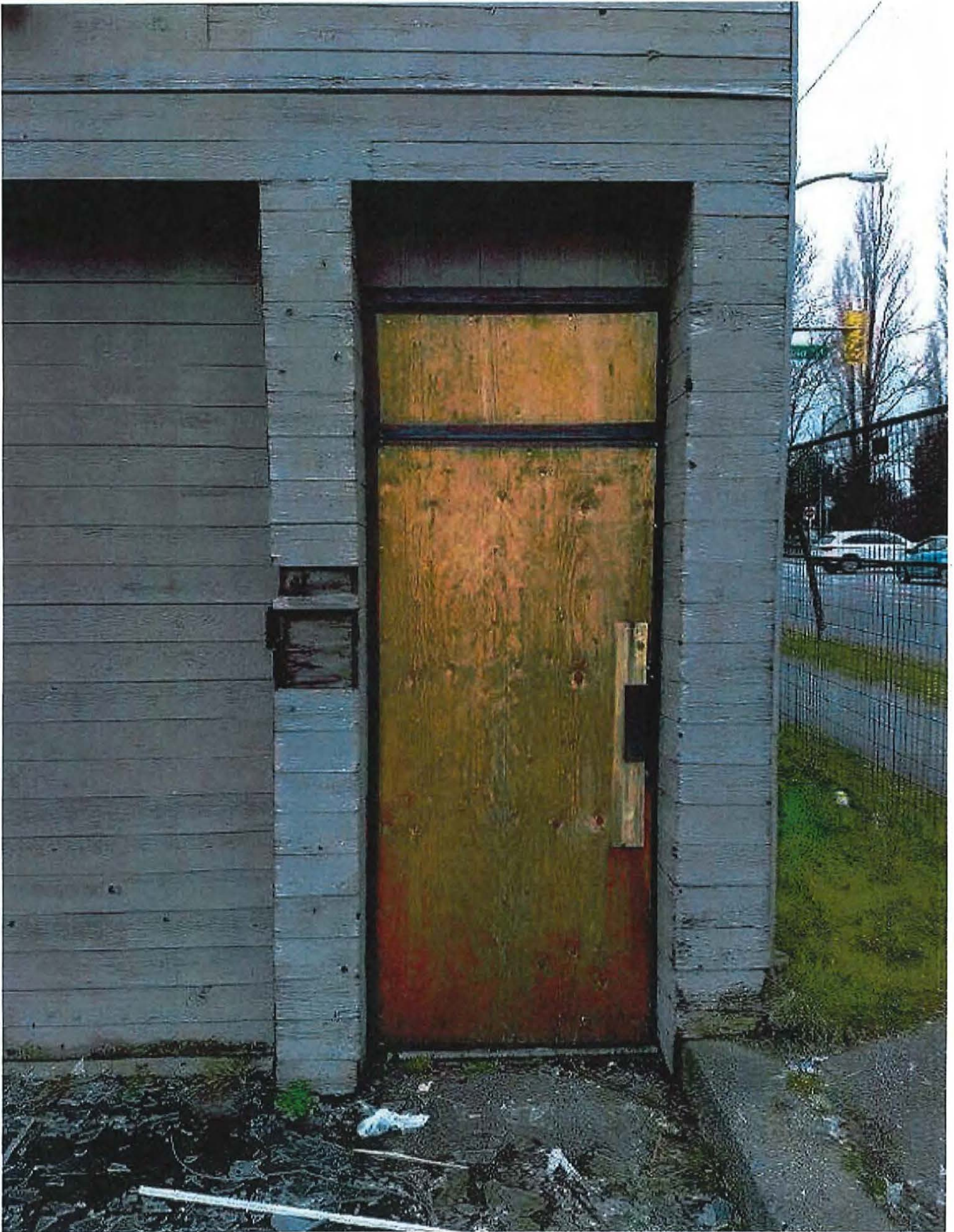


<b>Nature:</b> EQUITABLE CHARGE	
<b>Owner:</b> CITY OF VANCOUVER	
<b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061295	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061294 PRIORITY OVER CA4382843 AND CA4382844	
<b>Charge Number:</b> CA5061296	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061294 PRIORITY OVER CA4533285 AND CA4533286	
<b>Charge Number:</b> CA5061297	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> STATUTORY RIGHT OF WAY	
<b>Owner:</b> CITY OF VANCOUVER	
<b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061298	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061297 PRIORITY OVER CA4382843 AND CA4382844	
<b>Charge Number:</b> CA5061299	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061297 PRIORITY OVER CA4533285 AND CA4533286	
<b>Charge Number:</b> CA5061300	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> COVENANT	
<b>Owner:</b> CITY OF VANCOUVER	
<b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061301	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061300 PRIORITY OVER CA4382843 AND CA4382844	
<b>Charge Number:</b> CA5061302	<b>Date registered:</b> Mar. 23, 2016

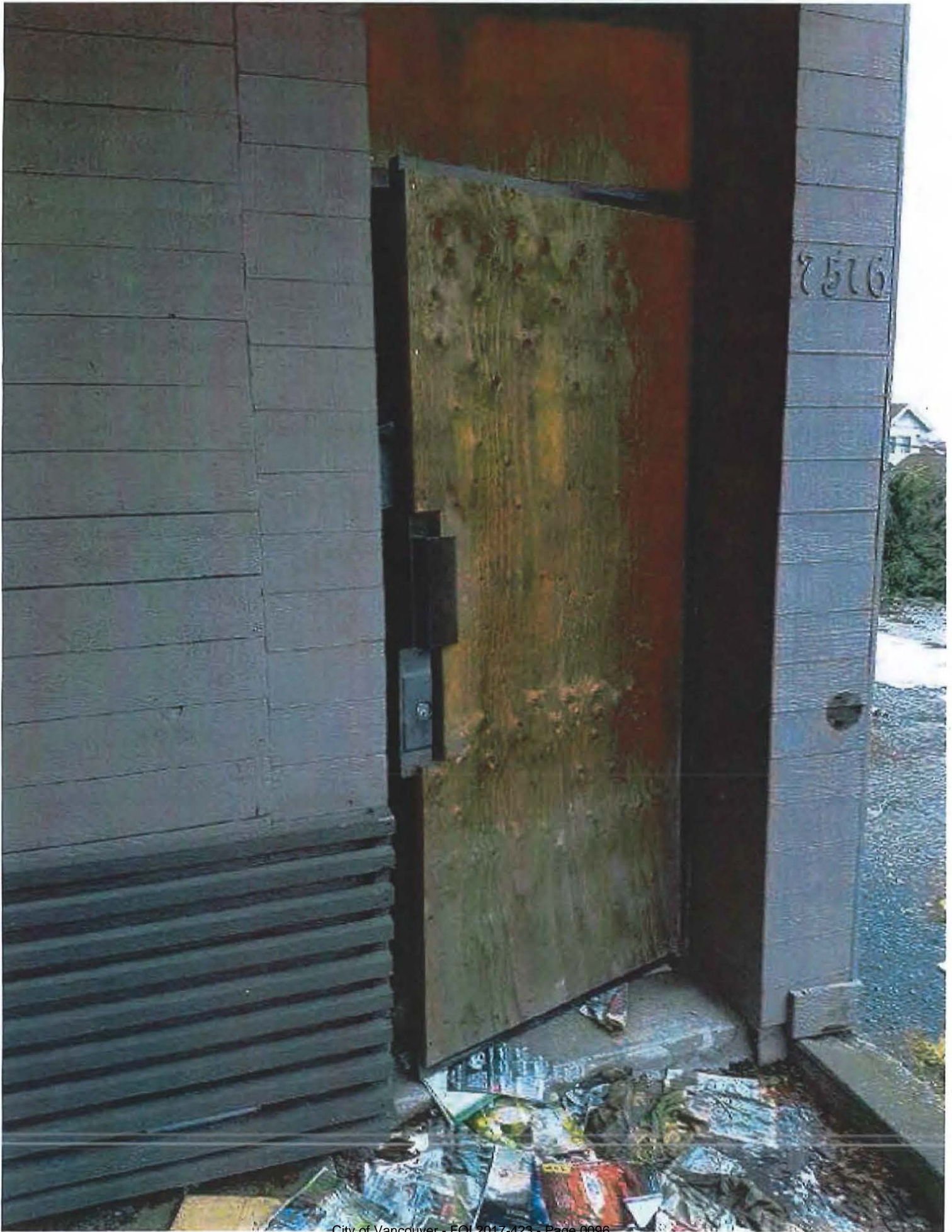
<b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061300 PRIORITY OVER CA4533285 AND CA4533286</li> </ul>	
<b>Charge Number:</b> CA5061303 <b>Nature:</b> COVENANT <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061304 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061303 PRIORITY OVER CA4382843 AND CA4382844</li> </ul>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061305 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061303 PRIORITY OVER CA4533285 AND CA4533286</li> </ul>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061306 <b>Nature:</b> STATUTORY RIGHT OF WAY <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061307 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061306 PRIORITY OVER CA4382843 AND CA4382844</li> </ul>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061308 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>◦ GRANTING CA5061306 PRIORITY OVER CA4533285 AND CA4533286</li> </ul>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061309 <b>Nature:</b> COVENANT <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>	<b>Date registered:</b> Mar. 23, 2016
<b>Charge Number:</b> CA5061310	<b>Date registered:</b> Mar. 23, 2016



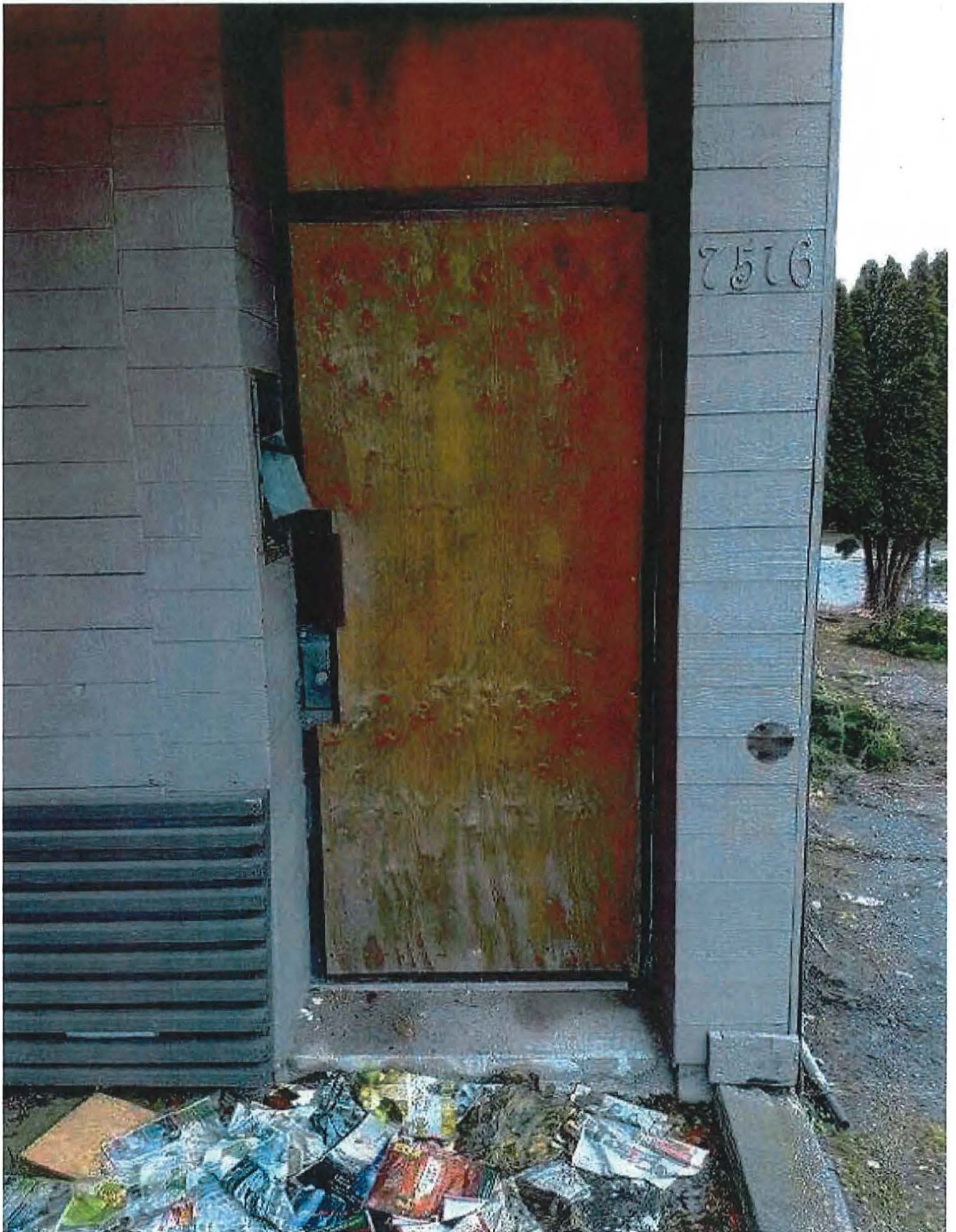
<p><b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b></p> <ul style="list-style-type: none"><li>◦ GRANTING CA5061309 PRIORITY OVER CA4382843 AND CA4382844</li></ul>
<p><b>Charge Number:</b> CA5061311      <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b></p> <ul style="list-style-type: none"><li>◦ GRANTING CA5061309 PRIORITY OVER CA4533285 AND CA4533286</li></ul>
<p>* Caution -- all charges may not be shown or appear in order of priority * Current information only -- no cancelled information shown</p>













**REGISTERED AND REGULAR MAIL**

PLEASE REFER TO:  
Loris Volpe  
Property Use Inspector  
Property Use Branch  
at 604.873.7865  
loris.volpe@vancouver.ca  
IR# UI58718 / EN# 121034

**ORDER**

August 4, 2016

Vivagrand Development (Marpole 1) Corporation  
550 - 601 West Broadway  
Vancouver, BC V5Z 4C2

Diary? No..... Yes.   
To: DPUI # 13  
Date: 8/11/16 Init: CV  
EN #: 121034

Dear Sir/Madam:

**RE: 7516 Cambie Street (and 7510 Cambie Street)**


Our inspections services report that a number of small sheds at the rear of the above site are vacant and open to the public, and the door on the north east corner of the main building is open to the public. The buildings are therefore deemed to be in an unsafe condition and a hazard to public safety.

Therefore, in accordance with Article 1.5.3.3 of Division C of the Building By-law, you are ordered to securely board-up the exterior openings (unsecured entrances) in these buildings with at least a minimum of 3/8" plywood **IMMEDIATELY** and thereafter maintain the buildings in a secure condition.

Our inspections services will return to inspect the building on **AUGUST 11, 2016** to verify the above work has been completed. If you do not comply with this Order, the City will hire a contractor to carry out the work and charge the cost of the work to the owner, as authorized under Article 1.5.3.4. of Division C of the Building By-law. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection.

Note that if you have contracted to sell your property or are in the process of doing so, you are advised to disclose the contents of this Order to the realtor(s), agent(s), and prospective purchaser(s).

Yours truly,



P. Ryan, M. Sc., P. Eng.  
Chief Building Official &  
Director, Building Code & Policy

LV/ch

Copy: Posted on building

**Folio:** 170-813-04-0000  
**Civic:** 7510 CAMBIE ST  
**Size:** 29493 SQUARE FEET

**Pid:** 029-788-897  
**Legal:** PLAN EPP59445 DISTRICT LOT 323 NWD PARCEL 1,  
GROUP 1.

**Owner:** VIVAGRAND DEVELOPMENT (MARPOLE  
1)  
CORP  
550-601 BROADWAY W  
VANCOUVER BC V5Z 4C2  
(CA5061284)





## BC Company Summary

For

### VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP.

Date and Time of Search: July 28, 2016 02:36 PM Pacific Time

Currency Date: April 26, 2016

#### ACTIVE

Incorporation Number: BC0982559

Name of Company: VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP.

Recognition Date and Time: Incorporated on October 08, 2013 03:25 PM Pacific Time In Liquidation: No

Last Annual Report Filed: October 08, 2015 Receiver: No

#### COMPANY NAME INFORMATION

Previous Company Name  
8822999 (MARPOLE) LTD.

Date of Company Name Change  
January 20, 2016

#### REGISTERED OFFICE INFORMATION

Mailing Address:  
550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

Delivery Address:  
550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

#### RECORDS OFFICE INFORMATION

Mailing Address:  
550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

Delivery Address:  
550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

#### DIRECTOR INFORMATION

Last Name, First Name, Middle Name:  
LIANG, ZHONG

Mailing Address:  
475 WEST 38TH AVENUE  
VANCOUVER BC V5Y 2N7  
CANADA

Delivery Address:  
475 WEST 38TH AVENUE  
VANCOUVER BC V5Y 2N7  
CANADA

**Last Name, First Name, Middle Name:**

Liang, Chao Tai

**Mailing Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

**Delivery Address:**


6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

---

NO OFFICER INFORMATION FILED AS AT October 08, 2015.

---



	<b>Title Search Report</b>
<b>Title:</b> CA5061284 <b>Printed:</b> Aug. 4, 2016 8:08 AM	
<b>Application for registration received on:</b> Mar. 23, 2016 <b>Entered on:</b> Mar. 29, 2016 <b>Declared value:</b> From Title: CA4961250, CA4961251, CA4961252 <b>Taxation Authority:</b> City of Vancouver	
<b>REGISTERED OWNERS IN FEE SIMPLE</b>	
VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP.,, Inc. No: BC0982559 #550 - 601 WEST BROADWAY VANCOUVER, BC V5Z 4C2	
<b>PARCELS</b>	
<b>Parcel Identifier:</b> 029788897 <b>Short Legal Description:</b> S/EPP59445////////1 <b>Description of Land:</b> PARCEL 1 DISTRICT LOT 323 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP59445	
<b>LEGAL NOTATIONS</b>	
<i>No legal notations</i>	
<b>CHARGES</b>	
<b>Charge Number:</b> CA4966705 <b>Date registered:</b> Feb. 2, 2016 <b>Nature:</b> MODIFICATION <b>Owner:</b> <b>Remarks:</b> • MODIFICATION OF CA4533285	
<b>Charge Number:</b> CA5061285 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> STATUTORY RIGHT OF WAY <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061286 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b>	

◦ GRANTING CA5061285 PRIORITY OVER CA4382843 AND CA4382844	
<b>Charge Number:</b> CA5061287	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061285 PRIORITY OVER CA4533285 AND CA4533286	
<b>Charge Number:</b> CA5061288	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> COVENANT	
<b>Owner:</b> CITY OF VANCOUVER	
<b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061289	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061288 PRIORITY OVER CA4382843 AND CA4382844	
<b>Charge Number:</b> CA5061290	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061288 PRIORITY OVER CA4533285 AND CA4533286	
<b>Charge Number:</b> CA5061291	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> COVENANT	
<b>Owner:</b> CITY OF VANCOUVER	
<b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061292	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061291 PRIORITY OVER CA4382843 AND CA4382844	
<b>Charge Number:</b> CA5061293	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061291 PRIORITY OVER CA4533285 AND CA4533286	
<b>Charge Number:</b> CA5061294	<b>Date registered:</b> Mar. 23, 2016



<b>Nature:</b> EQUITABLE CHARGE	
<b>Owner:</b> CITY OF VANCOUVER	
<b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061295	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061294 PRIORITY OVER CA4382843 AND CA4382844	
<b>Charge Number:</b> CA5061296	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061294 PRIORITY OVER CA4533285 AND CA4533286	
<b>Charge Number:</b> CA5061297	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> STATUTORY RIGHT OF WAY	
<b>Owner:</b> CITY OF VANCOUVER	
<b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061298	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061297 PRIORITY OVER CA4382843 AND CA4382844	
<b>Charge Number:</b> CA5061299	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061297 PRIORITY OVER CA4533285 AND CA4533286	
<b>Charge Number:</b> CA5061300	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> COVENANT	
<b>Owner:</b> CITY OF VANCOUVER	
<b>Remarks:</b> <i>No remarks</i>	
<b>Charge Number:</b> CA5061301	<b>Date registered:</b> Mar. 23, 2016
<b>Nature:</b> PRIORITY AGREEMENT	
<b>Owner:</b>	
<b>Remarks:</b>	
◦ GRANTING CA5061300 PRIORITY OVER CA4382843 AND CA4382844	
<b>Charge Number:</b> CA5061302	<b>Date registered:</b> Mar. 23, 2016

<b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>▫ GRANTING CA5061300 PRIORITY OVER CA4533285 AND CA4533286</li> </ul>
<b>Charge Number:</b> CA5061303 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> COVENANT <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>
<b>Charge Number:</b> CA5061304 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>▫ GRANTING CA5061303 PRIORITY OVER CA4382843 AND CA4382844</li> </ul>
<b>Charge Number:</b> CA5061305 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>▫ GRANTING CA5061303 PRIORITY OVER CA4533285 AND CA4533286</li> </ul>
<b>Charge Number:</b> CA5061306 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> STATUTORY RIGHT OF WAY <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>
<b>Charge Number:</b> CA5061307 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>▫ GRANTING CA5061306 PRIORITY OVER CA4382843 AND CA4382844</li> </ul>
<b>Charge Number:</b> CA5061308 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"> <li>▫ GRANTING CA5061306 PRIORITY OVER CA4533285 AND CA4533286</li> </ul>
<b>Charge Number:</b> CA5061309 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> COVENANT <b>Owner:</b> CITY OF VANCOUVER <b>Remarks:</b> <i>No remarks</i>
<b>Charge Number:</b> CA5061310 <b>Date registered:</b> Mar. 23, 2016



<b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"><li>• GRANTING CA5061309 PRIORITY OVER CA4382843 AND CA4382844</li></ul>
<b>Charge Number:</b> CA5061311 <b>Date registered:</b> Mar. 23, 2016 <b>Nature:</b> PRIORITY AGREEMENT <b>Owner:</b> <b>Remarks:</b> <ul style="list-style-type: none"><li>• GRANTING CA5061309 PRIORITY OVER CA4533285 AND CA4533286</li></ul>
* Caution -- all charges may not be shown or appear in order of priority * Current information only -- no cancelled information shown

**REGISTERED AND REGULAR MAIL**

PLEASE REFER TO:  
Loris Volpe  
Property Use Inspector  
Property Use Branch  
at 604.873.7865  
loris.volpe@vancouver.ca  
IR# UI58710 / EN# 121018

**ORDER**

August 3, 2016

Vivagrand Development (Marpole 1) Corporation  
550 - 601 West Broadway  
Vancouver, BC V5Z 4C2

Diary? No..... Yes...  
To: DPUI#13  
Date: 8/10/16 Init: CH  
EN #: 121018

Dear Sir/Madam:

**RE: 7550 Cambie Street**


Our inspections services report that the two (2) front doors on the west side of the above house and the garage located on the east side of the site at the above location are vacant and open to the public. The buildings are therefore deemed to be in an unsafe condition and a hazard to public safety.

Therefore, in accordance with Article 1.5.3.3 of Division C of the Building By-law, you are ordered to securely board-up the exterior openings (unsecured entrances) in these buildings with at least a minimum of 3/8" plywood **IMMEDIATELY** and thereafter maintain the buildings in a secure condition.

Our inspections services will return to inspect the building on **AUGUST 10, 2016** to verify the above work has been completed. If you do not comply with this Order, the City will hire a contractor to carry out the work and charge the cost of the work to the owner, as authorized under Article 1.5.3.4. of Division C of the Building By-law. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection.

Note that if you have contracted to sell your property or are in the process of doing so, you are advised to disclose the contents of this Order to the realtor(s), agent(s), and prospective purchaser(s).

Yours truly,



P. Ryan, M. Sc., P. Eng.  
Chief Building Official &  
Director, Building Code & Policy

LV/ch

Copy: Posted on building



**Folio:** 170-813-46-0000  
**Civic:** 7550 CAMBIE ST  
**Size:** 71.56 118.02 WIDTH/DEPTH

**Pid:** 009-689-915  
**Legal:** LOT 1 BLOCK O PLAN VAP9322 DISTRICT LOT 323  
NEW WESTMINSTER

**Owner:** VIVAGRANDE DEVELOPMENT (MARPOLE  
1)  
CORP  
550-601 BROADWAY W  
VANCOUVER BC V5Z 4C2  
(CA4961250)



**BC Company Summary**  
For  
**VIVAGRANDEVELOPMENT (MARPOLE 1) CORP.**

Date and Time of Search: August 02, 2016 04:09 PM Pacific Time

Currency Date: April 26, 2016

**ACTIVE**

Incorporation Number: BC0982559

Name of Company: VIVAGRANDEVELOPMENT (MARPOLE 1) CORP.

Recognition Date and Time: Incorporated on October 08, 2013 03:25 PM Pacific Time In Liquidation: No

Last Annual Report Filed: October 08, 2015 Receiver: No

**COMPANY NAME INFORMATION**

Previous Company Name

8822999 (MARPOLE) LTD.

Date of Company Name Change

January 20, 2016

**REGISTERED OFFICE INFORMATION**

Mailing Address:

550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

Delivery Address:

550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

**RECORDS OFFICE INFORMATION**

Mailing Address:

550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

Delivery Address:

550-601 WEST BROADWAY  
VANCOUVER BC V5Z 4C2  
CANADA

**DIRECTOR INFORMATION**

Last Name, First Name, Middle Name:

LIANG, ZHONG

Mailing Address:

475 WEST 38TH AVENUE  
VANCOUVER BC V5Y 2N7  
CANADA

Delivery Address:

475 WEST 38TH AVENUE  
VANCOUVER BC V5Y 2N7  
CANADA



**Last Name, First Name, Middle Name:**

Liang, Chao Tai

**Mailing Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

**Delivery Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

---

NO OFFICER INFORMATION FILED AS AT October 08, 2015.

---

## Hemstalk, Clint

---

**From:** Volpe, Loris  
**Sent:** Friday, July 29, 2016 9:54 AM  
**To:** Hemstalk, Clint  
**Subject:** 7550 (7554 Cambie -secondary address) Cambie St

Hi Clint, IR UI58710 includes a board up for the garage at the above said address. While posting the Untidy Bylaw order on July 28, I noticed the 2 front doors-west side- of the home is now open and the building is accessible. Is it possible you can add the two front doors of this 2 family dwelling along with the board up of the garage for the same address?

### Thanks :

Loris Volpe  
Property Use inspector  
City of Vancouver  
Licences & Inspections, Community and Services Group  
Tel : 604.873.7865 E-mail : [loris.volpe@vancouver.ca](mailto:loris.volpe@vancouver.ca)  
[vancouver.ca/inspections](http://vancouver.ca/inspections)





**Tenant Heat or Hot Water Complaint**

Case number: 101007579364

Case created: 2016-04-14, 09:13:00 AM

**Incident Location**

Address: 7516 CAMBIE ST, Vancouver, V6P 3H7

Address2:

Location name:

**Contact Details**

Name: s.22(1)

Address: 7516 CAMBIE ST, Vancouver, V6P 3H7

Address2: s.22(1)

Phone:

Email:

Alt. Phone:

Preferred contact method: Phone

**Request Details**

1.	What is the nature of the concern? *	No Hot Water
2.	Has the landlord been advised of the issue? *	Yes
2a.	Provide details: *	Spoke with Landlord, and he said City had shut off water.
3.	How long has the problem existed? *	Started April 13th at 2am
4.	Caller's daytime phone number: *	s.22(1)
5.	(Don't ask just record - Did caller indicate they want a call back?)	No

**Additional Details**

**Map and Photo**

- no picture -

**EN 117628**

**FYA to: Loris Volpe**

**FYI to:**

**REGISTERED AND REGULAR MAIL**

**ORDER**

July 28, 2016

Vivagrand Development (Marpole 1) Corp.  
550 - 601 West Broadway  
Vancouver, BC  
V5Z 4C2

Dear Sir or Madam:

**RE: 7550 CAMBIE STREET (AND ALSO 7554 CAMBIE STREET)  
LOT 1 BLOCK O PLAN VAP9322 DISTRICT LOT 323 NEW WESTMINSTER**

PLEASE REFER TO:  
Mr. Loris Volpe,  
Property Use Inspector  
at 604.873.7865  
8:30 - 10:00 am  
loris.volpe@vancouver.ca  
IR # UI58710 / EN 121015

May? No      Yes ✓  
By Loris Volpe  
Date Aug 12/16 Initials LV

On July 18, 2016, the Property Use Inspector carried out an inspection of your property at the above location and reported a considerable accumulation of rubbish and discarded materials on your property, which is in violation of the Untidy Premises By-law, as follows:

- The rear yard contains discarded items and debris consisting of domestic garbage, cardboard, mattress, furniture, wood, etc.

It was further reported that grass and weeds are overgrown throughout the site and not in keeping with the prevailing neighbourhood.

Therefore, pursuant to Section 6 of the Untidy Premises By-law, you are **ORDERED TO** remove this accumulation of rubbish and discarded materials and to cut the overgrowth of grass and weeds, on or before **August 11, 2016**, and to thereafter maintain the site in a tidy condition.

If you do not comply with the this Order, the City will hire a contractor to carry out the work as authorized under Section 6(2) of the Untidy Premises By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection.

For your information, the average cost for this type of work is currently up to \$3,000.00.

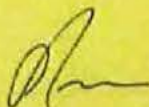
Note that if you have contracted to sell your property or are in the process of doing so, you are advised to disclose the contents of this Order to the realtor(s), agent(s), and prospective purchaser(s).

Please be advised that City Inspectors and crews are authorized to enter onto a site for the purpose of enforcing this by-law. Gates and/or entry ways that are locked are subject to having the lock cut off and removed in order to permit access.



Furthermore, if any materials found during the clean-up require special handling or disposal methods (e.g. solvents, asbestos, grease, etc.), the cost of the clean-up will likely increase and you will be responsible for the added costs.

Yours truly,

A handwritten signature in black ink, appearing to be 'A. Toma', written in a cursive style.

A. Toma, P. Eng.  
Director, Licences and Inspections

LV/wj

Copy: Posted on Site



BC Company Summary

For VIVAGRANDEVELOPMENT (MARPOLE 1) CORP.

Date and Time of Search: July 27, 2016 04:06 PM Pacific Time
Currency Date: April 26, 2016

ACTIVE

Incorporation Number: BC0982559
Name of Company: VIVAGRANDEVELOPMENT (MARPOLE 1) CORP.
Recognition Date and Time: Incorporated on October 08, 2013 03:25 PM Pacific Time In Liquidation: No
Last Annual Report Filed: October 08, 2015 Receiver: No

COMPANY NAME INFORMATION

Previous Company Name: 8822999 (MARPOLE) LTD.
Date of Company Name Change: January 20, 2016

REGISTERED OFFICE INFORMATION

Mailing Address: 550-601 WEST BROADWAY VANCOUVER BC V5Z 4C2 CANADA
Delivery Address: 550-601 WEST BROADWAY VANCOUVER BC V5Z 4C2 CANADA

RECORDS OFFICE INFORMATION

Mailing Address: 550-601 WEST BROADWAY VANCOUVER BC V5Z 4C2 CANADA
Delivery Address: 550-601 WEST BROADWAY VANCOUVER BC V5Z 4C2 CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name: LIANG, ZHONG
Mailing Address: 475 WEST 38TH AVENUE VANCOUVER BC V5Y 2N7 CANADA
Delivery Address: 475 WEST 38TH AVENUE VANCOUVER BC V5Y 2N7 CANADA



**Last Name, First Name, Middle Name:**

Liang, Chao Tai

**Mailing Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

**Delivery Address:**

6935 HEATHER STREET  
VANCOUVER BC V6P 3P5  
CANADA

---

NO OFFICER INFORMATION FILED AS AT October 08, 2015.

---

---

**Folio:** 170-813-46-0000  
**Civic:** 7550 CAMBIE ST  
**Size:** 71.56 118.02 WIDTH/DEPTH

**Pid:** 009-689-915  
**Legal:** LOT 1 BLOCK O PLAN VAP9322 DISTRICT LOT 323  
NEW WESTMINSTER

**Owner:** VIVAGRAND DEVELOPMENT (MARPOLE  
1)  
CORP  
550-601 BROADWAY W  
VANCOUVER BC V5Z 4C2  
(CA4961250)

---





# Title Search Report

Title: CA5061284

Printed: Jul. 27, 2016 4:02 PM

Application for registration received on: Mar. 23, 2016

Entered on: Mar. 29, 2016

Declared value:

From Title: CA4961250, CA4961251, CA4961252

Taxation Authority: City of Vancouver

## REGISTERED OWNERS IN FEE SIMPLE

VIVAGRAND DEVELOPMENT (MARPOLE 1) CORP.,  
#550 - 601 WEST BROADWAY  
VANCOUVER, BC  
V5Z 4C2

Inc. No: BC0982559

## PARCELS

Parcel Identifier: 029788897

Short Legal Description: S/EPP59445////////1

Description of Land:

PARCEL 1 DISTRICT LOT 323 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP59445

## LEGAL NOTATIONS

*No legal notations*

## CHARGES

Charge Number: CA4966705

Date registered: Feb. 2, 2016

Nature: MODIFICATION

Owner:

Remarks:

- o MODIFICATION OF CA4533285

Charge Number: CA5061285

Date registered: Mar. 23, 2016

Nature: STATUTORY RIGHT OF WAY

Owner: CITY OF VANCOUVER

Remarks: *No remarks*

Charge Number: CA5061286  
Nature: PRIORITY AGREEMENT  
Owner:

Date registered: Mar. 23, 2016

- GRANTING CA5061285 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061287  
Nature: PRIORITY AGREEMENT  
Owner:

Date registered: Mar. 23, 2016

- GRANTING CA5061285 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061288  
Nature: COVENANT  
Owner: CITY OF VANCOUVER  
Remarks: *No remarks*

Date registered: Mar. 23, 2016

Charge Number: CA5061289  
Nature: PRIORITY AGREEMENT  
Owner:

Date registered: Mar. 23, 2016

- GRANTING CA5061288 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061290  
Nature: PRIORITY AGREEMENT  
Owner:

Date registered: Mar. 23, 2016

- GRANTING CA5061288 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061291  
Nature: COVENANT  
Owner: CITY OF VANCOUVER  
Remarks: *No remarks*

Date registered: Mar. 23, 2016

Charge Number: CA5061292  
Nature: PRIORITY AGREEMENT

Date registered: Mar. 23, 2016



**Owner:**

**Remarks:**

- GRANTING CA5061291 PRIORITY OVER CA4382843 AND CA4382844

**Charge Number:** CA5061293

**Date registered:** Mar. 23, 2016

**Nature:** PRIORITY AGREEMENT

**Owner:**

**Remarks:**

- GRANTING CA5061291 PRIORITY OVER CA4533285 AND CA4533286

**Charge Number:** CA5061294

**Date registered:** Mar. 23, 2016

**Nature:** EQUITABLE CHARGE

**Owner:** CITY OF VANCOUVER

**Remarks:** *No remarks*

**Charge Number:** CA5061295

**Date registered:** Mar. 23, 2016

**Nature:** PRIORITY AGREEMENT

**Owner:**

**Remarks:**

- GRANTING CA5061294 PRIORITY OVER CA4382843 AND CA4382844

**Charge Number:** CA5061296

**Date registered:** Mar. 23, 2016

**Nature:** PRIORITY AGREEMENT

**Owner:**

**Remarks:**

- GRANTING CA5061294 PRIORITY OVER CA4533285 AND CA4533286

**Charge Number:** CA5061297

**Date registered:** Mar. 23, 2016

**Nature:** STATUTORY RIGHT OF WAY

**Owner:** CITY OF VANCOUVER

**Remarks:** *No remarks*

**Charge Number:** CA5061298

**Date registered:** Mar. 23, 2016

**Nature:** PRIORITY AGREEMENT

**Owner:**

**Remarks:**

- GRANTING CA5061297 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061299 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061297 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061300 Date registered: Mar. 23, 2016  
Nature: COVENANT  
Owner: CITY OF VANCOUVER  
Remarks: No remarks

Charge Number: CA5061301 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061300 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061302 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061300 PRIORITY OVER CA4533285 AND CA4533286

Charge Number: CA5061303 Date registered: Mar. 23, 2016  
Nature: COVENANT  
Owner: CITY OF VANCOUVER  
Remarks: No remarks

Charge Number: CA5061304 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:  
o GRANTING CA5061303 PRIORITY OVER CA4382843 AND CA4382844

Charge Number: CA5061305 Date registered: Mar. 23, 2016  
Nature: PRIORITY AGREEMENT  
Owner:  
Remarks:



- GRANTING CA5061303 PRIORITY OVER CA4533285 AND CA4533286

**Charge Number:** CA5061306 **Date registered:** Mar. 23, 2016  
**Nature:** STATUTORY RIGHT OF WAY  
**Owner:** CITY OF VANCOUVER  
**Remarks:** *No remarks*

**Charge Number:** CA5061307 **Date registered:** Mar. 23, 2016  
**Nature:** PRIORITY AGREEMENT  
**Owner:**  
**Remarks:**

- GRANTING CA5061306 PRIORITY OVER CA4382843 AND CA4382844

**Charge Number:** CA5061308 **Date registered:** Mar. 23, 2016  
**Nature:** PRIORITY AGREEMENT  
**Owner:**  
**Remarks:**

- GRANTING CA5061306 PRIORITY OVER CA4533285 AND CA4533286

**Charge Number:** CA5061309 **Date registered:** Mar. 23, 2016  
**Nature:** COVENANT  
**Owner:** CITY OF VANCOUVER  
**Remarks:** *No remarks*

**Charge Number:** CA5061310 **Date registered:** Mar. 23, 2016  
**Nature:** PRIORITY AGREEMENT  
**Owner:**  
**Remarks:**

- GRANTING CA5061309 PRIORITY OVER CA4382843 AND CA4382844

**Charge Number:** CA5061311 **Date registered:** Mar. 23, 2016  
**Nature:** PRIORITY AGREEMENT  
**Owner:**  
**Remarks:**

- GRANTING CA5061309 PRIORITY OVER CA4533285 AND CA4533286

\* Caution – all charges may not be shown or appear in order of priority

\* Current information only – no cancelled information shown



IR Number	UI 58710	EN Number	EN 121015 EN 121018	Date of Inspection (yyyy/mm/dd)	2016/07/18
Main Address	7550 Cambie St		Specifics and/or Suite #		
Secondary Address					
Tenant	N/A	Number of Storeys	1 + Basement		
Owner	Vivagrand Development (Marpole 1) Corp.		Permit Number	N/A	
Agent	N/A	Approved Use of Building/Land	2FD		
District Zone	RT-1	Present Use of Building/Land	Vacant		
Business License	N/A				

Reason for Inspection Routine: Untidy Bylaw

**Narrative/Observations**

The site inspection revealed the following :

Overgrowth of grass/weeds throughout the site - cut all overgrowth  
 Debris located in the rear yard consisting of: domestic garbage, cardboard, mattress, furniture, wood, etc. -  
 remove all debris

The garage located on the east side of the site is open and accessible - to be boarded up.

NOTE: DE419896 is at the "Prior to" stage under the project address of 7500 Cambie St.

**Requirements**

Violation of the Untidy Bylaw  
 Violation of the Building Bylaw

**Recommendations**

14 day untidy Bylaw to the R/O to clear all debris and cut all the overgrowth on site  
 Building Bylaw order to the R/O to board up the garage.

Photos Taken?  Yes  No

Date Report Made: July 19, 2016

Loris Volpe  
 Inspector's Name



IR Number UI 58710 EN Number EN 121015 Date of Inspection (yyyy/mm/dd) 2016/07/18

**For Manager or Supervisor Use Only**

File:  Approval / Use  Enforcement  Project / Permit

FYA to: Wendy Jao , Clint Hemstalk

FYI to: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Tom Hamilton  
Manager / Supervisor

IR Number UI 58710 EN Number EN 121015 Date of Inspection (yyyy/mm/dd) 2016/07/18





Photo	Description
 A photograph showing a front yard with a black metal fence. The yard is overgrown with tall grass and weeds. In the background, a white building with a brown roof is visible under a cloudy sky.	1/Overgrowth in the front yard.
 A photograph showing a rear yard with a black metal fence. The yard is overgrown with tall grass and weeds, and contains various pieces of debris, including a large white object and a dark container. In the background, a white building with a brown roof is visible under a blue sky with a crane in the distance.	2/Overgrowth in the rear yard along with various debris.



Photo	Description
	<p>3/Garage is accessible.</p>
	<p>4/More debris in the rear.</p>