

File No.: 04-1000-20-2017-461

January 10, 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 17, 2017 for:

**Any records regarding complaints, investigations and enforcement actions at 525, 555 and 575 East 5<sup>th</sup> Avenue before and up to November 16, 2017.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.14 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 (#04-1000-20-2017-461); 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,



**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

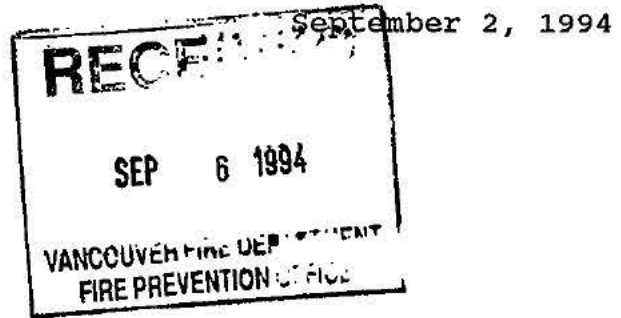
MATTSON

# McCarthy Tétrault

BARRISTERS & SOLICITORS · PATENT & TRADE MARK AGENTS

P.O. BOX 10424, PACIFIC CENTRE  
SUITE 1300, 777 DUNSMUIR STREET  
VANCOUVER, B.C., CANADA V7Y 1K2

FACSIMILE (604) 643-7900  
TELEPHONE (604) 643-7100



Vancouver Fire Department  
Fire Prevention Division  
456 West Broadway  
Vancouver, B.C.  
V5Y 1R3

Dear Sirs:

Re: 525 - 575 East 5th Avenue, Vancouver, B.C. (the "Property")

We are the solicitors for a potential purchaser of the Property. Would you please advise our office in writing as to the following:

1. whether the buildings, if any, situated on the Property comply with all relevant fire bylaws and regulations;
2. whether there are any outstanding work orders or notices of violation or deficiency on file with respect to the Fire Department affecting the Property; and
3. whether there are any breaches of fire regulations.

We enclose a cheque in the amount of \$35.00 being the fee charged to conduct this search, and ask that you fax your reply to us as soon as possible.

Yours truly,

MCCARTHY TÉTRAULT

Keith E. Burrell  
Direct (604) 643-7939

KEB:gtc  
Enclosure

IF / OK | FH / OK

Done by:

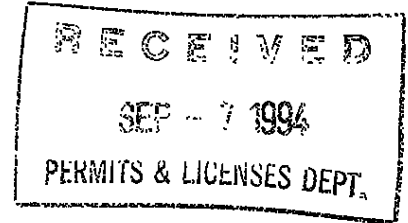
1

# McCarthy Tétrault

BARRISTERS & SOLICITORS · PATENT & TRADE MARK AGENTS

P.O. BOX 10424, PACIFIC CENTRE  
SUITE 1300, 777 DUNSMUIR STREET  
VANCOUVER, B.C., CANADA V7Y 1K2

FACSIMILE (604) 643-7900  
TELEPHONE (604) 643-7100



September 2, 1994

City of Vancouver  
453 W. 12th Avenue  
Vancouver, B.C.  
V5Y 1V4

Attention: Permits and Licenses Department

Dear Sirs:

Re: 525 - 575 East 5th Avenue, Vancouver, B.C. (the  
"Property")

We are the solicitors for a potential purchaser of the Property. Would you please advise our office in writing as to the following:

1. whether the buildings, if any, situated on the Property comply with all relevant building and zoning bylaws and regulations;
2. confirmation as to the present zoning of the Property and that such zoning permits the current use of the Property;
3. particulars of any building and/or development permits issued to date for the Property;
4. whether there are any outstanding work orders, or notices or violations or deficiency on file within your department affecting the Property;
5. whether there are any outstanding work orders or notices of violation or deficiency on file within the Permits & Licences Department affecting the Property;
6. whether there are any outstanding work orders or notices of violation or deficiency on file within the Building and Planning Department affecting the Property;

999999\0263023.WP



McCarthy Tétrault

2

7. whether there are any outstanding work orders or notices of violation or deficiency on file with respect to the Health Department affecting the Property;
8. whether there are any outstanding work orders or notices of violation or deficiency on file with respect to the Fire Department affecting the Property; and
9. whether there are any breaches of fire regulations.

We also request that you confirm to us that you have no record of contamination in or on the Property and that you have no record of non-compliance with the applicable bylaws and regulations of the Municipality of the provincial Waste Management Act or regulations regarding environmental matters. In the event there is any infraction or non-compliance on record with respect to the Property, please advise us as to whether the Municipality intends to take any action with respect to such non-compliance.

Yours truly,

McCARTHY TÉTRAULT



Keith E. Burrell  
Direct (604) 643-7939

KEB:gtc  
Enclosure

# McCarthy Tétrault

BARRISTERS & SOLICITORS · PATENT & TRADE MARK AGENTS

P.O. BOX 10424, PACIFIC CENTRE  
SUITE 1300, 777 DUNSMUIR STREET  
VANCOUVER, B.C., CANADA V7Y 1K2

FACSIMILE (604) 643-7900  
TELEPHONE (604) 643-7100

September 8, 1994

City of Vancouver  
453 W. 12th Avenue  
Vancouver, B.C.  
V5Y 1V4

Attention: Permits and Licenses Department - File Research

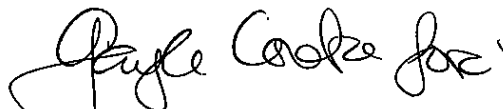
Dear Sirs:

Re: 525 - 575 East 5th Avenue, Vancouver, B.C. (the  
"Property")

We enclose our cheque in the amount of \$155.00 to cover  
your fees for searching the subject property.

Yours truly,

MCCARTHY TÉTRAULT



Keith E. Burrell  
Direct (604) 643-7939

KEB:gtc  
Enclosure

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 288914

Property Address <b>525 - 575 E 5th</b>		Date of Inspection <b>Sept 20/94</b>
Name and Address of Property Owner/Agent <b>Prang Holdings Ltd</b>		Specifics of Property Address
Contractor		Number of Storeys
Contractors Business Address		Permit No.
Contractors Business License Account No. <b>72794</b>		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>Apt</b>
Reason for inspection <b>Referral From Correspondence - Addressing</b>		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>Apt</b>

There are 3 entrances to this bldg with the addresses 525, 555 and 575 posted.

Rec: Refer To Rose Turner

Date Report Made <b>Sept 21/94</b>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	J. CHADWICK Property Use Insp. - Dist. No. Inspector's Name	<b>07 J.C.</b> Signature
---------------------------------------	---	--	---	-----------------------------

File  
 Carbon Copy to **Bonnie Lee** COPY SENT  
 Refer to **Rose Turner** COPY SENT  
 \_\_\_\_\_  
 \_\_\_\_\_

Recheck by Inspector in \_\_\_\_\_ days  
 \_\_\_\_\_ attention in \_\_\_\_\_ days  
 if no \_\_\_\_\_

*[Handwritten signature]*

MEMORANDUM

COPIED TO  
SECRET

TO: John Chadwick - CC: TO FILE

FROM: Rose Turner, Correspondence

DATE: Sept. 20<sup>th</sup> 1974.

RE: 525-75 East 5<sup>th</sup> Avenue.

Could you please inspect the above property & report back as to what addresses are posted & how many entrances there are. Please refer R.R. to myself & Bonnie Lee for information.

Thanks,  
Rose

CITY OF VANCOUVER

PERMITS & LICENSES DEPARTMENT  
City Hall, East Wing  
453 West 12th Avenue  
Vancouver, British Columbia  
Canada V5Y 1V4  
Phone (604) 873-7611  
FAX (604) 873-7100



DIRECTOR:  
J.A. Perri



DEPUTY DIRECTOR:  
R.L. Maki, PEng  
Permits & Inspection Division

PLEASE REFER TO:  
Mrs. R. Turner  
at 873-7111

1994 September 22

McCarthy, Tetrault  
Barristers & Solicitors  
P.O. Box 10424, Pacific Centre  
#1300 - 777 Dunsmuir Street  
Vancouver, BC  
V7Y 1K2

Attention: Keith E. Burrell

Dear Sirs:

*Address being combined with  
DP751 - 555 1R 282914. Sept. 20/94.*

Re: 525 - 555 - 575 East 5th Avenue  
Lot 1, Block 92 AMD, District Lot 264A, Plan 15609

On September 7, 1994, your request for a file research letter was received by this department. Receipt No. 191873 for the fee of \$155.00 is enclosed.

Requests for Fire Department outstanding orders should be directed to the Fire Prevention Division at #201 - 456 West Broadway, Vancouver, B.C. V5Y 1R3. The fee for this service is \$35.00. For further information you may contact their office at 873-7595.

The property legally described above is shown as of this date to be located in the RM-4N (Multiple Dwelling) District.

Development Permit No. DP75806, issued March 3 1977 pursuant to the Zoning and Development By-law, permitted the construction of an apartment building containing 111 dwelling units.

Building Permit No. BP83212, issued in conjunction with the above Development Permit, received final inspection approval on January 30, 1978.

Occupancy Permit No. OP446 was issued on January 30, 1978 for this building.

The 1994 Business License issued is that of an apartment house at a fee of \$4,218.00.

For further License information we suggest you call 873-7568/9.

As of this date, there are no outstanding orders or notices filed by this department with regard to the premises described above under the Zoning and Development, Building, Plumbing, Electrical, Standards of Maintenance, Untidy, Sign and Parking By-laws or the Provincial Gas and Safety Act Regulations.

..12

For information on whether this property is affected by the provisions of the Zoning and Development By-law regarding established building lines and landscape setbacks, please contact the Planning Department at 873-7613.

We have searched the files in the Environmental Protection Branch and have found no reference to the Property. *Per E. Robinson*

Our search was of files held in this Branch only. We do not warrant that we have complete or accurate information, nor that no contamination is present on the Property.

Please refer to other City Departments (including City Archives) for any information they might hold. Further, in that matters of environment and contamination are subject to Provincial and Federal authority, we refer you also to those authorities for such information, if any, as they might possess.

For information on requirements for sewer separation please contact Mr. Bob Postlethwaite or Mr. Peter Schirr at 873-7576 or 873-7889 respectively.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,

*P. Utendale*

P. Utendale for  
J.A. Perri  
DIRECTOR

RT/rt3

Encl.

*Letter dated NOV. 27<sup>th</sup>/91 RE:  
Joint inspection by the Fire Warden  
DPOI. We cannot enforce land  
use and zoning bylaws in all suites  
Per D. Fieldhouse (ALDO, Sec. memo  
from Ron McInnes (Fire Warden)  
dated April 6<sup>th</sup>/87)*

*Confirmed with  
-J. Moore RT.*

City of Vancouver



Fire Department

FIRE PREVENTION DIVISION: #201 - 456 West Broadway. Vancouver, B.C., Canada V5Y 1R3 Tel. (604) 873-7595 Fax (604) 873-7872

October 6, 1994

Keith E. Burrell  
McCarthy Tetrault  
P.O. Box 10424, Pacific Centre  
#1300, 777 Dunsmuir Street  
Vancouver, B.C.  
V7Y 1K2

Dear Sir or Madam:

Re: 525 - 575 East 5th Avenue, Vancouver, B.C.

A search of our files indicates that there are no orders outstanding as of this date.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,

A handwritten signature in black ink, appearing to read "Rick Mattson".

Rick Mattson  
Fire Prevention Inspector

RM/mp

**Smoke Alarms & Fire Sprinklers...  
DON'T STAY HOME WITHOUT THEM!**

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 321130

Property Address 525 B 5th		Date of Inspection	
Name and Address of Property Owner/Agent n/a		Specifics of Property Address 555 E 5th - #305	Permit No. n/a
Contractor n/a		Number of Stores 4 UOPK	Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <u>Appt.'s</u>
Contractors Business License Account No. n/a	Contractors Business License Account No. n/a	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <u>Appt.'s</u>	
Reason for Inspection <u>Comp. Unit UOPK</u>			

Received Complaint - Altering Dining Rm's Into Extra Bedroom - s.22(1) Confirmed possibly more from Complainant.

Survey - no access gained no response from managers Rm # unable to leave message - 2nd time.

Recommend - Send Owner / Manager ~~Requested~~ Access letter - to s.22(1) to verify if there has been UOPK.

Refer - to Correspondence for letter

Date Report Made 9/6/09/30	<input type="checkbox"/> REDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name <u>F. Durante</u> Signature
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**COPY SENT**

- File \_\_\_\_\_
- Carbon Copy to CR
- Refer to \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

OFFICE USE

E. DURANTE  
Building Insp. - Dist. No. 08

- Recheck by Inspector in \_\_\_\_\_ days
- \_\_\_\_\_ attention in \_\_\_\_\_ days
- if no \_\_\_\_\_

[Signature]



CITY OF VANCOUVER

PERMITS & LICENSES DEPARTMENT

City Hall, East Wing  
453 West 12th Avenue  
Vancouver, British Columbia  
Canada V5Y 1V4  
Phone (604) 873-7611  
FAX (604) 873-7100



DIRECTOR:  
J.A. Perri

DEPUTY DIRECTOR:  
R.L. Maki, PEng  
Permits & Inspection Division

PLEASE REFER TO:

Mr. F. Durante  
District Building  
Inspector  
at 873-7014  
I.R. No. 321130

*BA 08*

1996 October 08

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC  
V6P 5H9

*- PIX*

Dear Sirs:

Re: 525 - 575 East 5th Avenue (Unit No. <sup>s.22(1)</sup> - 555 East 5th)

The District Building Inspector reports that he has called at the above location on several occasions to inspect the building, but has not been able to gain admittance.

Would you please call Mr. F. Durante, on or before October 22, 1996 to arrange a suitable time for the inspection of the building. The telephone number is ~~873-7014~~ and he can be reached between the hours of 8:30 am and 9:15 am, Monday to Thursday.

Yours truly,

P. Hayes for  
R.L. Maki, PEng  
CITY BUILDING INSPECTOR

FD/JB/jb2

*JB*

# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 322567

Property Address 525 E 5 <sup>th</sup>		Date of Inspection 9/10/23	
Name and Address of Property Owner/Agent Prang Holdings LTA - 6626 Angus Dr		Specifics of Property Address 525-555 E 5 <sup>th</sup> (4305)	Permit No. N/A
Contractor N/A		Number of Storeys 4+0000	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <i>Appt.</i>
Contractors Business Address N/A	Contractors Business License Account No. N/A	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <i>Appt.</i>	
Reason for Inspection Dining Refresh			

Our Access letter Dated Oct 08/96 Repe  
To IR# 321130.

Survey - Access gained - no evidence of  
Any work being or Done in

s.22(1)

Recommend - No Further Action AT this  
Time

Repe - To File for Info

Date Report Made 9/10/23	<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name <i>[Signature]</i>	Signature
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- File \_\_\_\_\_
- Carbon Copy to \_\_\_\_\_
- Refer to \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**OFFICE USE**

F. DURANTE  
Building Insp. Dist? No? 03

- Recheck by Inspector in \_\_\_\_\_ days
- \_\_\_\_\_ attention in \_\_\_\_\_ days
- If no \_\_\_\_\_

*[Signature]*

# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 309783

Property Address <b>575-E-5th</b>		Date of Inspection <b>Feb 5/97</b>	
Name and Address of Property Owner/Agent		Specifics of Property Address <b>525-E-5th</b>	Permit No.
Contractor		Number of Storeys	Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/>
Contractors Business Address	Contractors Business License Account No.	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/>	
Reason for Inspection <b>fire call - hallway</b>		<b>97/01/30</b>	

*No electrical damage*

*No further action required.*

Date Report Made **Feb 5/97**

- BLDG
- P/Gas
- Elect
- Ind. Waste
- PUI
- OTHER

**07**

**M. MAXWELL**  
Inspector's Name *M. Maxwell* Signature

**M. MAXWELL**  
Electrical Insp. - Dist. No. **07**

- File *per M.W.*
- Carbon Copy to \_\_\_\_\_
- Refer to \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**OFFICE USE**

- Recheck by Inspector in \_\_\_\_\_ days
- \_\_\_\_\_ attention in \_\_\_\_\_ days
- if no \_\_\_\_\_

*[Handwritten signature]*

DB404093

LAND TITLE ACT  
FORM A

97 MAR 24 13 52

BL102336

(Section 161 (1))

Province of  
British Columbia

LAND TITLE ACT  
NEW WESTMINSTER

FREEHOLD TRANSFER

(This area for Land Title Office use)

Page 1 of 1 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

JAGDISH SINGH, NOTARY PUBLIC  
#201 - 2001 East 36th Avenue  
Vancouver, BC V5P 1C9  
Tel: 324-6727

555 E 5TH AVE

DB 404093

C-8317

Signature of applicant, applicant's solicitor or agent  
JAGDISH SINGH, NOTARY PUBLIC

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:\*

(PID)

(LEGAL DESCRIPTION)

012-289-787

LOT 17 SOUTH 1/2 OF BLOCK 2 DISTRICT LOT 654 PLAN 3689

(b) MARKET VALUE: \$275,625.00

3. CONSIDERATION: \$275,625.00

4. TRANSFEROR(S):\*

CANDACE LYS TARR - ADMINISTRATRIX OF THE ESTATE OF FRANCES JOAN HUNTER, DECEASED SEE BL40103

5. FREEHOLD ESTATE TRANSFERRED:\*

FEE SIMPLE

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))\*

AMARJIT SINGH AJJIA, Builder  
2876 East 49th Avenue  
Vancouver, BC  
V5S 1K3

7. EXECUTION(S):\*\* The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Officer Signature(s)

JAMES R. FOWLER  
#201 - 2377 Bevan Avenue  
Sidney, B.C. V8L 4M9  
Barrister & Solicitor

EXECUTION DATE

Y	M	D
97	03	14

Transferor(s) Signatures

CANDACE LYS TARR

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

\* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

\*\* If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT




FILE

# CITY OF VANCOUVER

## COMPLAINT FORM

<b>ADDRESS OF PREMISE INVOLVED:</b> 525 E. 5TH AVE	<b>DATE:</b> July 14 / 97
<b>OWNER/MGR.</b>	<b>PHONE NUMBER:</b>

<b>NAME OF COMPLAINANT:</b> s.22(1)	
<b>ADDRESS:</b> # s.22(1)	<b>PHONE NUMBER</b> s.22(1)

( THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE, PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.	 Must be Initialed
--	--

**NATURE OF COMPLAINT**

Z & D By-law     
  Standards of Maintenance     
  Other  
 Building     
  U/T  
 Electrical     
  Sign  
 Plumbing     
  Licenses

numerous one-bedroom suites have been converted to two-bedroom suites without permits.

s.22(1)

s.22(1)

<b>RECEIVED BY:</b> Willa			
<b>REFERRED TO :</b> Guy G.	<b>ROUTE:</b>	<b>YES</b>	<b>NO</b> ✓

ALISM ✓

FILE

# CITY OF VANCOUVER

## COMPLAINT FORM

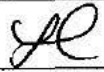
1097

ADDRESS OF PREMISE INVOLVED: 575 E. 5TH	DATE: JAN. 16/98
--	---------------------

OWNER/MGR.	PHONE NUMBER:
------------	---------------

NAME OF COMPLAINANT: s.22(1)
---------------------------------

ADDRESS: s.22(1)	PHONE NUMBER s.22(1)
---------------------	-------------------------

(THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE, PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.)	 Must be Initialed
--	--

**NATURE OF COMPLAINT**

Z & D By-law     
  Standards of Maintenance     
  Other  
 Building     
  U/T  
 Electrical     
  Sign  
 Plumbing     
  Licenses

s.22(1) HAS BEEN altered from a one bedroom to a two bedroom unit without permits.

RECEIVED BY: Weil			
REFERRED TO: DAN M	ROUTE:	YES	NO <input checked="" type="checkbox"/>

PRISM ✓

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 340026

Property Address <b>525 <del>XXXX</del> E 5th</b>		Date of Inspection <b>Jan 19/98</b>	
Name and Address of Property Owner/Agent <b>PRANG HOLDINGS LTD</b>		Specifics of Property Address <b>575 included</b>	Permit No.
Contractor <b>6626 ANGUS DR. VAN</b>		Number of Storeys	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>Apt. bldg.</b>
Contractors Business Address	Contractors Business License Account No. <b>* LICENSED</b>	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	<b>Apt. bldg.</b>
Reason for Inspection <b>Complaint - new walls in unit - no permits</b>			

inspection shows:

Unit **s.22(1)** - Kitchen area walls have been put in to divide the area in two now with one area now a small bedroom & the other area is the kitchen

\* Walls put in to provide an extra bedroom - no permits on file. Kitchen area altered.

\* Minor amendment to DP for alteration

REC: 30 day letter to reg. owner to apply or return to approved use.

Date Report Made <b>Jan 20/98</b>	<input type="checkbox"/> BCDA <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUI <input type="checkbox"/> OTHER	D. MUSTAPIC Inspector <b>07</b> Use Insp. - Dist. No. Signature
--------------------------------------	---	---	--

- File
- Carbon Copy to
- Refer to **Andy**
- 30 DAY 2/0 letter**
- 
- 

OFFICE USE

- Recheck by Inspector in \_\_\_\_\_ days
- \_\_\_\_\_ attention in \_\_\_\_\_ days
- if no \_\_\_\_\_

*Handwritten initials*

*Handwritten initials*



# CITY OF VANCOUVER

COMMUNITY SERVICES GROUP  
PERMITS & LICENSES DEPARTMENT  
City Hall, East Wing  
453 West 12th Avenue  
Vancouver, British Columbia  
Canada V5Y 1V4  
Phone (604) 873-7611  
FAX (604) 873-7100



DIRECTOR  
T. Droettboom

CITY BUILDING INSPECTOR  
T.R. Timm, PEng

ASSISTANT DIRECTOR &  
CHIEF LICENSE INSPECTOR  
P.E. Telchroeb

## PLEASE REFER TO:

Mr. M. Twynstra  
Manager,  
Property Use Branch  
at 873-7563  
I.R. No. 340026

1998 January 27

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC  
V6P 5H9

*Main 525 E. 5<sup>th</sup>*

Dear Sirs:

Re: 525 - 575 East 5th Avenue (Unit No. s.22(1) - 575 East 5th Avenue)

On March 3, 1977, Development Permit No. DP75806 was issued permitting the construction of an apartment building containing 111 dwelling units on this double fronting site at the above location in accordance with the approved plans.

On January 19, 1998, the District Property Use Inspector reported that the layout of Unit No. s.22(1) has been altered and is not in accordance with the approved plans in contravention of the Zoning and Development By-law. In particular, the following deviations were noted:

1. Walls have been erected in Unit No. s.22(1) creating an additional bedroom and altering the kitchen.

Under this By-law, an application for a minor amendment to the approved development permit may be requested. To make application for the required approval, you or your representative must attend this office, pay the prescribed fee, and submit three sets of revised plans indicating the layout of Unit s.22(1), and a letter to the Director of Planning requesting a minor amendment to Development Permit No. DP75806. (Pencilled drawings are not acceptable.)

To obtain further information on your required submission, please contact the Development Information and Application Centre at 873-7613.

In accordance with the By-law and to avoid further action, you are to either restore the layout of Unit s.22(1) in accordance with the approved plans, or make application as outlined above, within 30 days of the date of this letter.

Yours truly,

M. Twynstra, for  
T. Droettboom  
DIRECTOR

DM/CF/ss2

Diary
No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
To: PUI
Date: 98 02 27
Ini: C2



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 340895

Property Address 525 E 5 <sup>th</sup>		Date of Inspection Feb 18 / 98
Name and Address of Property Owner/Agent PRANG HOLDINGS LTD		Specifics of Property Address ALSO 555 + 575
Contractor 6625 ANGUS DR. VAN.	Contractors Business License Account No. * LICENSED	Number of Storeys 3 BLDGS. ON SITE
Contractors Business Address	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	Permit No. APART. BLDG.
Reason for Inspection N.I.S.T. problem bldg.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	APART. BLDG.

On this inspection (1:30 PM) most of the N.I.S.T. members for MT. PLEASANT met to look/inspect the bldg.

Inspection shows:

GENERAL - ALL 3 BLDGS (525, 555 + 575 E 5<sup>th</sup>)  
(EXTERIOR):

- 1) ALL OUTSIDE BALCONIES HAVE GREEN MOSS, HOLES AND ARE WARPING IN CERTAIN PLACES TO BE PRESSURE WASHED, CLEANED & REPAIRED WERE NEEDED § 11.1(1).
- 2) ALL OUTSIDE DEBRIS ON SITE SUCH AS OLD TIRES, LUMBER, PLASTIC OBJECTS, CARDBOARD BOXES... ETC. TO BE REMOVED. UNTIDY PREMISE BY LAW

CONTINUED .....

Date Report Made  
Feb 18 / 9

- BLDG
- Ind. Waste
- P/Gas
- PUI
- Elect
- OTHER

D MUSTAPIO  
Inspector's Name Use Insp. - Dist: Not 07 Signature

- File
- Carbon Copy to Property Manager
- Refer to LOP
- 30 DAY s/m letter
- (2) Kelly
- 14 DAY WIT order

OFFICE USE

COPY SENT

COPY SENT

- Recheck by Inspector in \_\_\_\_\_ days
- \_\_\_\_\_ attention in \_\_\_\_\_ days
- if no \_\_\_\_\_

*JL*

*JL*

### PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 340895 cont'd

Property Address	525 E 5 <sup>TH</sup>	
Name and Address of Property Owner/Agent	MANAGER - ADONIS ASSAF # 101 - 525 E 5 <sup>TH</sup> VAN	Permit No.

GENERAL - ALL 3 BLDGS (525, 555 & 575 E 5<sup>TH</sup>)  
(INTERIOR):

1) ALL STAIRWELL CARPETS ARE SOILED & DIRTY, TO BE STEAM CLEANED

2) ALL ENTRANCE LOBBYS (3 lobbys - 3 bldgs) CARPETS HAVE HOLES, SOILED & DIRTY, TO BE REPAIRED & STEAM CLEANED

3) ALL COMMON FLOOR HALLWAYS, CARPETS ARE SOILED, DIRTY SOME AREAS WORN AND TORN, TO BE REPAIRED & STEAM CLEANED

4) WALLS AND CEILINGS IN THE COMMON AREAS HALLWAYS, LOBBYS AND STAIRWELLS HAVE HOLES SOME AREAS GYPSUMBOARD IS BROKEN & LOOSE ALSO ARE DIRTY AND STAINED, TO BE REPAIRED SANDED & PAINTED.

Date Report Made Feb 18/98

D. MUSTAPIO  
Property Use Insp:  Dist: No: 07

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 340895 cont'd

Property Address 525 E 5TH	Permit No.
Name and Address of Property Owner/Agent	

5) LAUNDRY WALLS & CEILINGS HAVE HOLES AND ARE STAINED & DIRTY, TO BE REPAIRED SANDED AND PAINTED

6) LAUNDRY ROOMS ELECTRICAL OUTLETS HAVE NO COVER PLATES, UNSAFE, TO BE MAINTAINED WITH WALL COVER PLATES

7) SPRINKLER SYSTEM IN THE UNDERGROUND PARKING AREA (COMMON AREA FOR ALL 3 BLDGS) IS LEAKING IN AT LEAST 3 SPOTS, TO BE REPAIRED AND MAINTAINED IN GOOD WORKING ORDER - S&M 16.1(1)

8) ARTIFICIAL LIGHTING IN THE COMMON HALLWAYS SOME LIGHTS ARE MISSING AND SOME ARE BURNT OUT, LEVELS ARE NOT ADEQUATE TO BE REPLACED & REPAIRED WERE NEEDED. S&M 19(5)

ADD THIS → \* THIS INCLUDES PLASTIC PLATE COVERS FOR LIGHTS THAT ARE STAINED & DIRTY, THAT VERY LITTLE LIGHT IS EMITTED, COVERS TO BE REPLACED WERE NEEDED.

Date Report Made Feb 18 / 98

D. MUSTAPIC Property Use Insp. Dist. No. 07  
Inspector's Name Signature

All additional pages must be stapled to first page.  
All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 340895 cont'd

Property Address <u>525 E 5TH</u>	
Name and Address of Property Owner/Agent	Permit No.

9) ALL DEBRIS IN THE UNDERGROUND PARKING AREA SUCH AS GYPSUMBOARD, MATTRESSES, X-MASS TREES, COUCHES, OLD TIRES ... ETC. TO BE REMOVED FROM THE SITE. SIF M. 21.11

10) WHITE AUTO./CAR (BAD SHAPE, CANNOT DISTINGUISH) IN THE NORTHWEST CORNER AREA OF UNDERGROUND PARKING IS DISMANTLED, TO BE REMOVED FROM THE U/G AND SITE.

11) WOODEN BOX ENCLOSURES FOR THE VENTING SYSTEM IN THE UNDERGROUND PARKING AREA SOME ARE LOOSE AND COULD FALL DOWN, UNSAFE CONDITION, TO BE SECURED AND MADE SAFE. SIF M. 10.1

Date Report Made Feb 18/98

D. MUSTAPIC  
Property Use Insp. - Dist. No: 07

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 340895 cont'd

Property Address <u>525 E 5TH</u>	Permit No.
Name and Address of Property Owner/Agent	

INSIDE / INTERIOR

BLDG. 575 E 5TH

UNIT s.22(1)

- a) CARPETS ARE WORN, TORN WITH HOLES AND STAINS, TO BE REPLACED THROUGHOUT THE UNIT

b) WALLS & CEILINGS HAVE HOLES AND STAINS TO BE REPAIRED SANDED AND PAINTED THROUGHOUT THE UNIT.


c) BEDROOM DOOR HAS A LARGE HOLE TO BE REPAIRED.

d) KITCHEN TAPS ARE LOOSE, TO BE MADE SECURE

UNIT s.22(1)

- LIVINGROOM WALL (EXTERIOR ONE WITH WINDOW) STAINED AND WATER COMING IN OFF BALCONY AREA TO BE REPAIRED, CAULKED AND PAINTED

Date Report Made	<u>Feb 18/95</u>
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D. MUSTAPIC   
 Property Use Insp. = Dist: No: 07

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 340895 cont'd

Property Address <u>525 E 5 TH</u>	Permit No.
Name and Address of Property Owner/Agent	

UNIT s.22(1) - HOLES IN THE WALLS, THROUGHOUT, TO BE REPAIRED, SANDED AND PAINTED

UNIT s.22(1) - LIVINGROOM BASEBOARD ELECTRICAL HEATER IS LOOSE AND NOT WORKING, TO BE REPLACED AND MADE SECURE ON THE WALL.

BLDG 525 E 5<sup>th</sup>.

LAUNDRY ROOM - OLD STOVES IN THE LAUNDRY ROOM, TO BE REMOVED.

**REC** : 30 DAY SOFM LETTER TO REG. OWNER TO RECTIFY ABOVE VIOLATIONS AND C.C TO PROPERTY MANAGER : ADONIS ASSAF - #101 - 525 E 5<sup>TH</sup>, VAN.

14 DAY ORDER ON DEBRIS (OUTSIDE) EXTERIOR  
NO 2. ON PAGE 1.

Date Report Made Feb. 18/98

D. MUSTAPIC  
Property Use Insp. 07  
Inspector's Name Signature

# CITY OF VANCOUVER

COMMUNITY SERVICES GROUP  
PERMITS & LICENSES DEPARTMENT  
City Hall, East Wing  
453 West 12th Avenue  
Vancouver, British Columbia  
Canada V5Y 1V4  
Phone (604) 873-7611  
FAX (604) 873-7100



DIRECTOR  
T. Droettboom

CITY BUILDING INSPECTOR  
T.R. Timm, PEng

ASSISTANT DIRECTOR &  
CHIEF LICENSE INSPECTOR  
P.E. Teichroeb

1998 February 26

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC  
V6P 5H9

**PLEASE REFER TO:**

Mr. M. Twynstra  
Manager,  
Property Use Branch  
at 873-7563  
I.R. No. 340895

Dear Sirs:

Re: 525 - 575 East 5th Avenue

On February 18, 1998, our Inspection Services reported that your property at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

General - All Three (3) Buildings (525, 555 and 575 East 5th Avenue)

**Exterior:**

1. The outside balconies have green moss, holes and are warped (in areas) - to be pressure washed, cleaned and repair and level warped areas.

**Interior:**

**Common Areas:**

2. The stairwell carpets are soiled - to be steam cleaned.
3. All entrance lobby carpets are soiled and contain holes - to be repaired and steam cleaned.
4. The hallway carpets are damaged (soiled, dirty and worn) - to be repaired and steam cleaned.
5. Some light bulbs have been removed or have burnt out in the hallways - bulbs to be replaced and ensure sufficient lighting is provided.  
**Note:** Any plastic light covers that are soiled and stained do not provide sufficient lighting and should be replaced.
6. The ceilings and walls in the common areas (hallways, lobby's and stairwells) contain holes and the gypsum board is soiled and damaged - to be repaired, sanded and painted.

**Laundry Room:**

7. The walls and ceilings are soiled and contain holes - to be repaired, sanded and painted.
8. The electrical outlets cover plates have been removed - to be provided.

**Underground Parking Area:**

9. There is discarded material and debris (gypsum board, mattresses, Christmas trees, couches, tires, etc. - all discarded material to be removed.

Diary? No  Yes  .../2  
To: DAI  
Date: MAR 26 Ini: CC

.../2

10. The sprinkler system in the underground parking lot is leaking - to be repaired and maintained in good working order.
11. There is a white dismantled vehicle in the northwest corner of the parking lot - to be removed from the property.
12. The wooden box enclosures for the vent system are loose (hazardous) - to be secured and ensure to be maintained in safe condition thereafter.

525 East 5th Avenue (Interior)

**Laundry Room:**

13. There are old stoves - to be removed.

575 East 5th Avenue (Interior)

**Unit s.22(1)**

14. The carpets of the entire unit are damaged (worn, stained and contain holes) - to be replaced.
15. The ceilings and walls of the entire unit have holes and stains - to be repaired, sanded and repainted.
16. There is a hole in the bedroom door - to be repaired or replaced.
17. The kitchen taps are loose - to be repaired.

**Unit s.22(1)**

18. The living room wall (window side) is water damaged due to water running off balcony area - to be repaired, caulked and painted.

**Unit s.22(1)**

19. There are holes in the walls (entire unit) - to be repaired, sanded and painted.

**Unit s.22(1)**

20. The living room baseboard heater is loose and not in working order - to be replaced and ensure to be secured to the wall.

In accordance with the By-law and to avoid further action, you are to correct the above deficiencies, as indicated, WITHIN 30 DAYS OF THE DATE OF THIS LETTER.

Yours truly,



M. Twynstra for  
T.R. Timm, PEng  
CITY BUILDING INSPECTOR

DM/LC/js2

cc: Adonis Assaf, Property Manager  
Unit No. 101 - 525 East 5th Avenue  
Vancouver, BC V5T 1H8



CITY OF VANCOUVER

COMMUNITY SERVICES GROUP  
PERMITS & LICENSES DEPARTMENT  
City Hall, East Wing  
453 West 12th Avenue  
Vancouver, British Columbia  
Canada V5Y 1V4  
Phone (604) 873-7611  
FAX (604) 873-7100



DIRECTOR  
T. Droettboom

CITY BUILDING INSPECTOR  
T.R. Timm, PEng

ASSISTANT DIRECTOR &  
CHIEF LICENSE INSPECTOR  
P.E. Teichroeb

REGISTERED

**PLEASE REFER TO:**  
Mr. M. Twynstra  
Manager,  
Property Use Branch  
at 873-7563  
I.R. No. 340895

1998 February 26

Prang Holdings Ltd.  
P.O. Box 10424, Pacific Centre  
#1300 - 777 Dunsmuir Street  
Vancouver, BC  
V7Y 1K2

*Co Search*

Dear Sirs:

Re: 525 - 575 East 5th Avenue  
Lot 1, Block 92 AMD, District Lot 264A, Plan 15609

On February 18, 1998, our Inspection Services reported that your property at the above location had an accumulation of rubbish and discarded materials (i.e. tires, lumber, plastic objects, cardboard boxes, etc.) and is not in keeping with the neighbourhood, in violation of the Untidy Premises By-law.

Under Section 5 of the Untidy Premises By-law, you are ordered to remove the rubbish and discarded materials (i.e. tires, lumber, plastic objects, cardboard boxes, etc.) from this property **WITHIN 14 DAYS OF THE DATE OF THIS ORDER and to thereafter maintain the site in a tidy condition.**

Failure to comply with this Order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,

*Jan*  
  
T. Droettboom  
DIRECTOR

DM/KV/ss2

cc: REGISTERED  
Prang Holdings Ltd. *ptx*  
6626 Angus Drive, Vancouver, BC V6P 5H9

Adonis Assaf *per Inspector*  
#101 - 525 East 5th Avenue, Vancouver, BC V5T 1H8

(also sent by regular mail)

Diary? No  Yes   
To: DMV  
Date: Feb 26 Ini: YVB

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 346488

Property Address <b>525 E 5TH</b>		Date of Inspection <b>April 9/98</b>	
Name and Address of Property Owner/Agent <b>PRANG HOLDINGS LTD</b>		Specifics of Property Address <b>ALSO 555 &amp; 575 E 5th</b>	Permit No.
Contractor <b>6026 ANGUS DR VANI</b>		Number of Storeys	Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <b>multi-dwelling</b>
Contractors Business Address	Contractors Business License Account No. <b>* LICENSED</b>	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <b>multi-dwelling</b>	
Reason for Inspection <b>Diary to recheck - SFTM see IR 340895 Feb 26/98</b>			

Went out with fire inspector (they did their recheck) & we went through all the deficiencies in report IR340895 Feb. 26/98.

All the exterior, interior, common areas & underground area have now been repaired and fixed to what we wanted.

Permits seem much happier now due to the repairs & the new property management.

For now violations clear, no further action at this time.

REC: FILE

Date Report Made <b>April 14/98</b>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PDI <input type="checkbox"/> OTHER	D. MUSTAPIC Inspector Name Dist. No. <b>02</b>	Signature
--	---	--	--	-----------

- File **D**
- Carbon Copy to \_\_\_\_\_
- Refer to \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

OFFICE USE

- Recheck by Inspector in \_\_\_\_\_ days
- \_\_\_\_\_ attention in \_\_\_\_\_ days
- if no \_\_\_\_\_

*[Handwritten mark]*

*FILE*

# CITY OF VANCOUVER

## COMPLAINT FORM

5633

<b>ADDRESS OF PREMISE INVOLVED:</b> s.22(1) [redacted] - 575 E. 5TH	<b>DATE:</b> May 1/90
--	--------------------------

<b>OWNER/MGR.</b> <i>Manager</i> 873-1033	<b>PHONE NUMBER:</b>
--	----------------------

<b>NAME OF COMPLAINANT:</b> s.22(1) [redacted]
---

<b>ADDRESS:</b> s.22(1) [redacted]	<b>PHONE NUMBER</b> s.22(1) [redacted]
---------------------------------------	---

( THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE, PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.	<i>yl</i> Must be Initialed
--	--------------------------------

**NATURE OF COMPLAINT**

<input type="checkbox"/> Z & D By-law	<input checked="" type="checkbox"/> Standards of Maintenance	<input type="checkbox"/> Other
<input type="checkbox"/> Building	<input type="checkbox"/> UT	
<input type="checkbox"/> Electrical	<input type="checkbox"/> Sign	
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Licenses	

*NO hot water for the last 72 hours.*

<b>RECEIVED BY:</b> <i>Wick</i>			
<b>REFERRED TO:</b> <i>DAW M.</i>	<b>ROUTE:</b>	<b>YES</b>	<b>NO</b> <input checked="" type="checkbox"/>

*PRISM ✓*

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 343136

Date of Inspection May 1/98

Property Address <u>525 E 5<sup>th</sup></u>		Specifics of Property Address <u>575 UNIT s.22(1)</u>	
Name and Address of Property Owner/Agent <u>PRANG HOLDINGS LTD.</u>		Number of Storeys	Permit No.
Contractor <u>6626 ANGUS DR.</u>		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <u>Apt. house</u>	
Contractors Business Address	Contractors Business License Account No. <u>*licenser</u>	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <u>Apt. house</u>	
Reason for Inspection <u>Complaint - no hot water (Unit s.22(1))</u>			

Talked to the property manager who told me Friday morning that they are replacing the HOT WATER TANK and that hot water will be restored Friday afternoon sometime. I phoned back in the afternoon & the manager said it has now been restored. Also phoned tenant twice but no answer. As far as I can tell, violation clear

REC : File

Date Report Made <u>May 7/98</u>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	D. MUSTAPIC Property Use Insp. - Dist. No. <u>07</u> Inspector's Name <u>DM</u> Signature
----------------------------------	---	--	---

File File on

Carbon Copy to \_\_\_\_\_

Refer to \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OFFICE USE

Recheck by Inspector in \_\_\_\_\_ days

\_\_\_\_\_ attention in \_\_\_\_\_ days

if no \_\_\_\_\_

DM



**CITY OF VANCOUVER**

1597

**COMPLAINT FORM**

<b>ADDRESS OF PREMISE INVOLVED:</b> 525 E 5th	<b>DATE:</b> June 9/98
--	---------------------------

<b>OWNER/MGR.</b>	<b>PHONE NUMBER:</b>
-------------------	----------------------

<b>NAME OF COMPLAINANT:</b> s.22(1)
--

<b>ADDRESS:</b> 525 E 5th	<b>PHONE NUMBER:</b> s.22(1)
------------------------------	---------------------------------

(THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE, PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.)	JC Must be Initialed
--	-------------------------

**NATURE OF COMPLAINT**

<input type="checkbox"/> Z & D By-law	<input checked="" type="checkbox"/> Standards of Maintenance	<input type="checkbox"/> Other
<input type="checkbox"/> Building	<input type="checkbox"/> U/T	
<input type="checkbox"/> Electrical	<input type="checkbox"/> Sign	
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Licenses	

No hot water

<b>RECEIVED BY:</b> JC	<b>REFERRED TO:</b> Dm	<b>ROUTE:</b> YES	<b>NO</b> <input checked="" type="checkbox"/>
---------------------------	---------------------------	----------------------	---

Prism ✓

City of Vancouver



Fire and Rescue  
Services

#201-456 West Broadway, Vancouver, B.C., Canada V5Y 1R3 (604) 873-7595 Fax (604) 873-7872

August 25, 1998

Ladner Downs  
Barristers & Solicitors  
1200 - 200 Burrard Street  
P.O. Box 48600  
Vancouver, B.C.  
V7X 1T2

Attention: David Mydske

Dear Sir/Madam:

Re: 525-575 East 5th Avenue, Vancouver, B.C.

A search of our files indicates that there are no orders outstanding as of this date.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,

Brian Harvey  
Fire Prevention Inspector  
F:\Work\Wp\Order\ltrs\525-575E5thAv

**Smoke Alarms & Fire Sprinklers...  
DON'T STAY HOME WITHOUT THEM!**

**LADNER DOWNS**  
BARRISTERS & SOLICITORS

1200 WATERFRONT CENTRE  
200 BURRARD STREET  
PO BOX 48600  
VANCOUVER, CANADA V7X 1T2  
TELEPHONE (604) 687-5744  
FAX (604) 687-1415

DAVID L. MYDSKE

DIRECT LINE (604) 640-640-4123

FILE NO: 43060/57

August 24, 1998



Fire Prevention Division  
City of Vancouver  
#201 - 456 West Broadway  
Vancouver, B.C.  
V5Y 1R3

Attention: Fire Chief

Dear Sirs:

**Re: Prang Holdings Ltd. (the "Company")**  
**525-575 East 5th Avenue, Vancouver, B.C. (the "Property")**

We are the solicitors for a prospective mortgagee of the Property.

Please advise us whether you have any record of outstanding work orders with respect to the Fire Services Act or any regulation made thereunder. If so, please provide us with particulars and advise whether your department intends to take any action with respect thereto.

As this transaction is scheduled to complete as soon as possible, please fax this information to Flora Firth of this office as soon as it is available.

We enclose our firm cheque payable to the City of Vancouver in the sum of \$40.00 to cover your fee for providing this information.

VANCOUVER FIRE & RESCUE SERVICES FIRE PREVENTION DIVISION	
TF	FH
✓	
EPI:	Harvey
LETTER #	1
ENTERED BY:	D. Harvey

Thank you in advance for your co-operation in this matter.

Yours truly,

LADNER DOWNS

By:

*Flora Faith*

David L. Mydske

/ff  
Enclosure



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 359460

Property Address 525 E 5TH		Date of Inspection Oct 30 /98	
Name and Address of Property Owner/Agent PRANX HOLDINGS LTD		Specifics of Property Address 575 E 5TH	Permit No.
Contractor 6626 ANGUS DR. VAN.		Number of Storeys	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Apt. Home
Contractors Business Address	Contractors Business License Account No. * LICENSOR	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/>	Apt. Home
Reason for inspection Delivery of order (suspension month of Dec-198)			

Hand delivered order to sister PARKASH SAHOTA of PAUL & VEETAJ SAHOTA today at approx. 11 AM at 6626 ANGUS DR. VAN. PARKASH SAHOTA PROMISED ME she would give the letter to her brothers.

Went to 575 E 5th to deliver the suspension letter but the brothers were not there.

Talked to the property manager who showed me around 575 E 5th & the inspection showed that the hallway & common area carpets & walls haven't been painted or replaced.

I will check this in a week to see if this gets started. Property manager said they are starting the painting "??"

REC: File

Date Report Made  
Nov. 3 /98

- BLDG
- P/Gas
- Elect
- Ind. Waste
- PUI
- OTHER

D. MUSTAPIC  
Property Use Insp. - Dist: No. 07  
Inspector's Name Signature

- File *sl*
- Carbon Copy to \_\_\_\_\_
- Refer to \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

OFFICE USE

- Recheck by Inspector in \_\_\_\_\_ days
- \_\_\_\_\_ attention in \_\_\_\_\_ days
- if no \_\_\_\_\_

*sl*

WITHOUT PREJUDICE

10 NOV 98

~~ATTENTION~~

To Permits & Licenses Dept

We wish to appeal the ~~11/15/98~~ 575 E 5ave  
suspension for above Apartment  
The grounds are

- ① we have met all your requirements  
re std of maintenances & deficiencies  
& have done more.
  - ② we do not ~~not~~ know the details  
of the police reports.
  - ③ Complications of moving tenants  
in December & tenants are  
happy & do not want to move  
out
  - ④ we have the option to  
withdraw this appeal &  
add to this appeal.
- Thanking You.

Sincerely,

Paul Salusti

FOR PRANC HOLDINGS LTD

PERMITS & LICENSES DEPARTMENT

Reg. No.:

NOV 10 1998

ORIGINAL TO:

COPY TO:

ATTENTION Guy GUSTAL, Esq.

(MAIN) 525-E-5th	<b>CITY OF VANCOUVER</b>  <b>COMPLAINT FORM</b>	0065
---------------------	---	------

<b>ADDRESS OF PREMISE INVOLVED:</b> 575 E 5th Ave	<b>DATE:</b> Jan 05, 1999
--	------------------------------

<b>OWNER/MGR.</b> Franco Holdings	<b>PHONE NUMBER:</b>
--------------------------------------	----------------------

<b>NAME OF COMPLAINANT:</b> s.22(1) [Redacted]	
<b>ADDRESS:</b> 575 E 5th	<b>PHONE NUMBER:</b> s.22(1) [Redacted]

(THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE. PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.	_____ Must be Initialed
---	----------------------------

<b>NATURE OF COMPLAINT</b>		
<input type="checkbox"/> Z & D By-law	<input type="checkbox"/> Standards of Maintenance	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> UT	
<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> Sign	
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Licenses	

A Power Failure in the Area @  
 Approximate 1430 hrs  
 The Following was noted:  
 - No Emergency Light Haus of  
 Stairways  
 Complaint Phone Back @ 1510  
 Emergency Control No Functioning

<b>RECEIVED BY:</b> ACF. Low	
<b>REFERRED TO:</b> DET.	<b>ROUTE:</b> <u>YES</u> <u>NO</u>

CITY OF VANCOUVER

0065

COMPLAINT FORM

ADDRESS OF PREMISE INVOLVED:

575 E 5th Ave

DATE:

Jan 05, 1999

OWNER/MGR.

Francis Howman

PHONE NUMBER:

NAME OF COMPLAINANT:

s.22(1)

ADDRESS:

575 E 5th

PHONE NUMBER

s.22(1)

( THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE, PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.

Must be Initialed

NATURE OF COMPLAINT

- Z & D By-law
- Building
- Electrical
- Plumbing
- Standards of Maintenance
- UT
- Sign
- Licenses
- Other

CONFIDENTIAL

A Power Failure in the Area @  
Approximately 1430 hrs

The following was noted:

- No emergency work in house &  
Stairways

Complainant phone back @ 1510

Emergency contractor no forwarding

RECEIVED BY:

Acc. Loss

REFERRED TO:

DET.

ROUTE:

YES

NO





















# Property Use Inspection Report

IR Number UI 1144

Date of Inspection (yy/mm/dd) 99/03/23

Property Address 525 e 5th

Specifics of Property Address includes 555 & 575

Tenant

Number of Storeys 4 & ug parking

Owner prang holdings (sahota)

Permit Number

Agent

Approved Use of Building/Land apt. house

Business License Account yes

Present Use of Building/Land apt. house

Reason for Inspection n.i.s.t. request

## Narrative/Observations

inspection with the n.i.s.t. police and health inspector shows bld. has improved alot(tenant wise and the general state and upkeep) since the last inspection , before x-mas 98). we went into several dwelling units on each floor and in each bldg. and throughout the common areas, ug parking area and the exterior and found no major issues just a few minor items.health had one suite with pest problem and police with overgrowth outside of bldg. to be cut!

## Requirements

all three entrance doors (525,555 and 575 e 5th) the locking hardware is broken (easy access) and not working should be repaired/replaced. s of m violation 8.1(2) (e).

## Recommendations

30 day letter s od m to rectify the above violation.

Photos Taken?  Yes  No

Date Report Made (yy/mm/dd) 99/03/24

DAN MUSTAPIC  
Inspector

## For Office Use Only

- File
- Copy to
- Refer to *Jennifer 30 day s of m letter AS*
- 
- 
- 

Recheck by Inspector in \_\_\_\_\_ days  
\_\_\_\_\_ attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

Supervisor

CITY OF VANCOUVER

COMMUNITY SERVICES GROUP  
PERMITS & LICENSES DEPARTMENT  
City Hall, East Wing  
453 West 12th Avenue  
Vancouver, British Columbia  
Canada V5Y 1V4  
Phone (604) 873-7611  
FAX (604) 873-7100



DIRECTOR  
T. Droettboom

CITY BUILDING INSPECTOR  
T.R. Timm, PEng

ASSISTANT DIRECTOR &  
CHIEF LICENSE INSPECTOR  
P.E. Teichroeb

**PLEASE REFER TO:**  
Mr. D. Mustapic  
District Property  
Use Inspector  
at 873-7866  
I.R. No. UI 1144

1999 April 12

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC  
V6P 5H9

Dear Sirs:

Re: 525, 555 and 575 East 5th Avenue

On March 23, 1999 it was determined that your property at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiency was observed:

- 1. The locking hardware on all three entrance doors is broken - to be repaired or replaced.

In accordance with the By-law and to avoid further action, you are to correct the above deficiency, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS LETTER.**

Yours truly,

*L. Amelato*

*FOP* D. Mustapic  
DISTRICT PROPERTY USE INSPECTOR

DM/LK/cp1

Discy? No \_\_\_ Yes   
Date: April 12, 1999  
Inspector: LK



# Electrical Inspection Report

**IR Number** EI 0510

**Date of Inspection (yy/mm/dd)** 990513

**Property Address** 525 e 5th ave

**Specifics of Property Address**

**Tenant**

**Number of Storeys** 4

**Owner**

**Permit Number**

**Contractor**

**Approved Use of Building/Land** 4)%\$

**Contractor's Business License Account**

**Present Use of Building/Land** apt bldg.

**Reason for Inspection** Coordinated police enforcement.

---

## Narrative/Observations

- 1) Main elect. room- panel fillers are missing in panelboards.
  - 2) Parkade- 120v receptacle and outlet box is damaged.
  - 3) Courtyard post lights - lampholder sockets are loose and badly rusted.
  - 4) Exterior 120v receptacles are non-gfci protected.
  - 5) Note : Generator for emergency lighting was tested and operated OK..
  - 6) Parkade - exterior light is wired in bx cable and outlet box is non-weatherproof.
- 

## Requirements

- 1) All open knockouts in the panelboards in main electrical room are to be properly blanked off. (CEC Rule 12-3026)
  - 2) Unapproved wiring in the parkade shall be removed or replaced and installed in an acceptable manner. (CEC Rules 2-108 and 2-300, By-law 5563, Section 6.4)
  - 3) Unapproved wiring and defective lamp sockets in the courtyard shall be removed or replaced and installed in an acceptable manner. (CEC Rules 2-108 and 2-300, By-law 5563, Section 6.4)
  - 4) Outside receptacles installed within 2.5m of ground must be protected by a personal protection device, called a ground fault circuit interrupter. (CEC Rule 26-702(19))
- 

## Recommendations

Please send E-1 letter to owner 30 day or add to the one report.

IR Number EI 0510

Date of Inspection (yy/mm/dd) 990513

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

Date Report Made (yy/mm/dd) 99/05/13

JIM DOCHERTY  
Inspector

**For Office Use Only**

File \_\_\_\_\_

Copy to **Barb Windsor.** **w.white**

Refer to \_\_\_\_\_

Recheck by Inspector in \_\_\_\_\_ days

\_\_\_\_\_ attention in \_\_\_\_\_ days

if no \_\_\_\_\_





# Plumbing & Gas Inspection Report

IR Number PI 0387

Date of Inspection (yy/mm/dd) 990812

Property Address 525 e 5 th

Specifics of Property Address WEST BLDG.

Tenant

Number of Storeys 3

Owner

Permit Number

Contractor

Approved Use of Building/Land

Contractor's Business License Account

Present Use of Building/Land apartment

Reason for Inspection COMPLAINT --- WORK WITHOUT PERMIT

### Narrative/Observations

A BATH TUB, WASH BASIN ,WATERCLOSET,AND KITCHEN SINK,HAS BEEN INSTALLED IN THE ROOM AJACENT TO THE MAIL ROOM IN THE WEST APPARTMENT BUILDING OF TWO APPARTMENT BUILDINGS LOCATED ON THIS PROPERTY. BUILDING AND ELECTRICAL WORK HAS ALL SO BEEN STARTED PHOTOGRAPHS HAVE BEEN TAKEN.

### Requirements

30 DAY LETTER TO OWNER TO TAKE OUT APPROPRIATE PERMITS AND ARRANGE FOR INSPECTIONS.

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice? FIELD STOP WORK

Date Report Made (yy/mm/dd) 99/08/13 Ted Hay Inspector

### For Office Use Only

File PLEASE SEND TO DOMINO [K.H.]  
 Copy to \_\_\_\_\_  
 Refer to \_\_\_\_\_

Recheck by Inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

NOTE: A COPY HAS BEEN SENT TO BL-LAW ADMIN. AND A LETTER HAS ALREADY BEEN SENT TO THE OWNER

[K.H.] 99-08-18



# Plumbing & Gas Inspection Report

IR Number PI 0387

Date of Inspection (yy/mm/dd) 990812

Property Address 525 e 5 th

Specifics of Property Address west

Tenant

Number of Storeys 3

Owner

Permit Number

Contractor

Approved Use of Building/Land

Contractor's Business License Account

Present Use of Building/Land apartment

Reason for Inspection COMPLAINT

## Narrative/Observations

A BATH TUB, WASH BASIN ,WATERCLOSET,AND KITCHEN SINK,HAS BEEN INSTALLED IN THE ROOM AJACENT TO THE MAIL ROOM IN THE WEST APARTMENT BUILDING OF TWO APARTMENT BUILDINGS LOCATED ON THIS PROPERTY. BUILDING AND ELECTRICAL WORK HAS ALL SO BEEN STARTED PHOTOGRAPHS HAVE BEEN TAKEN. STOP WORK ORDER HAS BEEN POSTED ON BUILDING.

## Requirements

30 DAY LETTER TO OWNER TO TAKE OUT APPROPRIATE PERMITS AND ARRANGE FOR INSPECTIONS.

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice? FIELD STOP WORK

Date Report Made (yy/mm/dd) 99/08/13 Ted Hay Inspector

## For Office Use Only

File \_\_\_\_\_  
 Copy to \_\_\_\_\_  
 Refer to \_\_\_\_\_

Recheck by Inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_



# City of Vancouver

D.H. Jackson, P. Eng., Permits and Licenses

453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873-7911 fax: 873-7100

**REGISTERED**

**PLEASE REFER TO:**

Mr. K. Harper  
Supervisor, Plumbing  
Inspections Branch  
at 873-7574  
I.R. No. PI 0387

1999 August 16

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC  
V6P 5H9

*Co located x  
PTX same*

Dear Sirs:

Re: 525 - 575 East 5th Avenue (525 East 5th)

Our Inspection Services report that plumbing work is being installed in the mail room portion of 525 East 5th without permit, in contravention of the Vancouver Plumbing By-law.

Subsection 3.6 of the Vancouver Plumbing By-law states in part:

“(1)Where the PLUMBING INSPECTOR finds that work on plumbing is not being performed in accordance with any provision of this By-law, he may order the immediate suspension of the work or the correction of all or any portion of the plumbing, or both, by posting a notice to that effect on the premises.”

Accordingly, a **STOP WORK NOTICE** (the original of which is enclosed) has been posted at the site.

In accordance with this By-law and to avoid further action, you are ordered to suspend further plumbing installations immediately and either remove the installations or obtain the required Plumbing Permit **within 14 days of the dater of this Order.**

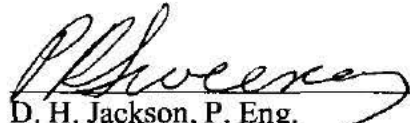
Diary? No  Yes   
To: DPI - T. HAY  
Date: Aug 31/99 Init: gh

.../ 2

.../ 2

Failure to comply with this Order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,

  
D. H. Jackson, P. Eng.  
City Building Inspector

TH\GG\gg

Encl.

cc: Adonis Assaf *Manager*  
#101 - 525 East 5th Avenue  
Vancouver, BC  
V5T 1H8

(also sent by regular mail)



IR # P10387

CITY OF VANCOUVER  
PERMITS AND LICENSES DEPARTMENT

# LEGAL NOTICE

Date Posted 99 08 12

Whereas a violation of

- THE VANCOUVER BUILDING BY-LAW
- THE VANCOUVER ELECTRICAL BY-LAW
- THE VANCOUVER PLUMBING BY-LAW
- THE PROVINCIAL GAS SAFETY ACT AND REGULATIONS
- THE ZONING AND DEVELOPMENT BY-LAW

has been found, it is hereby ordered in accordance with the above By-Law, that all persons cease, desist from and

# STOP WORK

immediately on construction being carried out

- without permit interior alterations installing Bath Room  
specifics: Group 4 hot Sink Building + Cleared work done also
- not in accordance with 1.7.2 All work Requires Approval & Permits to which they relate to  
specifics: \_\_\_\_\_

on these premises known as (Property Address) 525<sup>E</sup> 5th

(specifics of Property Address) Mail Room 525<sup>E</sup> 5th ave.

No further work is to be proceeded with until approval is obtained from the Supervisor and/or District Inspector.

### Warning

The site and/or building must be left in a safe/secure condition at all times.

- CITY ELECTRICIAN
- CITY BUILDING INSPECTOR
- " Plumbing "

Per: [Signature]



DAN  
TO INVESTIGATE  
AND REPORT. NT.

To: Michael Twynstra  
(Manager Property Use Inspector)  
Deputy Chief, License Inspector  
Permits & Licenses Dept.

to: PAUL T. DAN  
BARB W. M.  
CUM G  
Oct 11/99

FILE

Regarding: Prang Holdings (Great Northern Arms Apts)  
Buildings 525 + 555 + 575 East 5<sup>th</sup> Ave  
Vancouver BC V5T-1H8

From: s.22(1) (also speaking for several other tenants)  
s.22(1) 575 East 5<sup>th</sup> Ave  
Van BC V5T-1H8  
s.22(1)  
email s.22(1)

The purpose of this letter is to formally complain about the above listed buildings. I had come to this department four weeks ago to inquire and complain but I did not put it in writing. I have requested many many times to the manager of Prang Holdings to fix the following

- ① 575 East 5<sup>th</sup>'s elevator. It has been out of service since July 8/99. Weekly I inquire at the office asking when it is going to be working. I have been given several excuses/reasons/answers "next week" so many times I have lost count. "we've sent for the part but its back East" "its going to cost \$25,000, \$30,000, \$35,000" I don't care of the price the elevator is included in me residing there, "they (back East) have lost the request for part form". The manager, (not the owner) Mr. ~~Paul~~ Parmar has told myself & others the above and also that the owners will not fix the elevator unless a number of tenants in the building write letters or start a petition. I

am not sure why that would be necessary. If it's broke it must be fixed

② thrown out furniture in the underground. Its taking up four parking spaces & piled to the ceiling (18 feet) I say the size to tell the size/amount of the furniture. It ranges from mattresses, box springs, refrigerators, ovens, tables, chairs, sofas couches, and discarded wood in various 2 by 4's etc of different lengths I have documented (photographed) the area a few times. My main concern is its a fire hazzard. At least twice a week I see individuals sleeping smoking "up" or whatever-they are not lucid. I am concerned that in this state cigarettes/whatevers will start a fire. Each time I have asked for it to be removed I get answers like "we don't have a truck or van to remove it" "it will be done next week". So basically its a fire hazzard & a magnet for undesirables.

③ lighting - side drive east side of building. Of the six light fixtures that are there - which were only installed this year due to a previous City inspection that it had to be done. Of the 6 two are working. Only one light is at arms reach and that one usually is working. The others are flood lights & are elevated they have been burned out or never hooked up to electricity (ie the one above my balcony (on its ceiling facing the driveway). As I said the ones I do know work have been burned out since the beginning of this year. Again my answer to my request is "next week"



④ garden waste. approx 3 months ago bushes shrubs were cut down. Instead of being hauled away they used the brush as a barrier so that cars do not drive down that driveway. This is not a frequent thing. And lighting would prevent drivers, johns s' prostitutes from using the secluded drive. Myself and other tenants have met people who are not supposed to be there, & now we avoid using that exit. Also the bushes are so overgrown when a tenant does leave the exit, they aren't sure if someone is there because it is overgrown & dark. I, myself have seen on many occasions non-tenants trying to enter, loitering or actually entering (they were behind the bushes & came around when the tenant came out). I have perfect view of this being that my balcony's windows face the direction. Garden waste: now it is timber dry & has been pushed to the side by non tenants to come down the side drive (not much of a barrier) I am concerned of the fire that could be started there. Again I have gone to the manager & asked for it to be removed and he said that it is there as a barrier and is not going to be removed. Once there were poles put in the ground for a barrier but a rope was used, they did not want to pay for a chain. Besides that, the driveway is supposed to be a car exit: see next

⑤ car exit gate (east side) this gate has not been working for over 4 years. - I have live there s.22(1)  
This has been a very long on going request. They refuse to have it fixed first they said they were waiting on a part (years ago) then they said it would

be too expensive and that we should all just use the other gate. The gate, I was told had to be fixed ~ Jan of this year, the City of Van said it had to be. It never was and doubt it ever will be, its been ~~chain~~ chained shut for years. But non tenants are entering there anyways because the mesh & bars have been broken (for years) again. I know this intimately because it is

s.22(1)

s.22(1)

I have given up on asking for repairs & so have the other tenants I have talked to or whom have complained to me (basically we complain to each other cause the manager/owners are ignoring our requests) I am not sure if they have already come in to complain yet I've been told by different people that they were calling the city, Fire Department, Health inspectors, and tenancy board.

I'm requesting the City Inspector to take over this matter now. I am assuming the owners cannot ignore you. Though they are trying (re the inspection visit of last winter). I cannot afford to fix the gate or elevator, or haul furniture or climb ladders. I thought all of this, any repairs were automatic, not something I have to request. I could just imagine the hours wasted ~~asking~~ for repairs if I talked it up.

s.22(1)

4 of 5

P.S.

Thankyou

Next page



P.S. I am very concerned of retaliation from the owners. When the inspection happen last ~ Jan I was told I was not allowed to contact the city I could only talk to the owners. They said they would evict me if I did, I know that they cannot do that, but the threat is there. If my apt, storage area, car or trailer is broken into or marred after this has been made public to them, they will be the only or first I would suspect. Other tenants have had this problem, complain, hassled living at the apt in various ways & they end up leaving. I don't want to move! just want the basics of apt living.

thanks again

s.22(1)

let me know if you need any of the photographs documenting the previous 5 issues.

- STORAGE AREA INTO SUITE - MAIN FLOOR  
- LEVEL



# Plumbing & Gas Inspection Report

Page | of

IR Number PI 0432

Date of Inspection (yy/mm/dd) 991004

Property Address 525 5th e

Specifics of Property Address apartment

Tenant

Number of Storeys 3

Owner

Permit Number

Contractor

Approved Use of Building/Land

Contractor's Business License Account

Present Use of Building/Land

Reason for Inspection REINSPECTION AFTER 30 DAYS

### Narrative/Observations

A NEW SUITE WAS BEING INSTALLED IN A ROOM PREVIOUSLY USED FOR STORAGE  
A STOP WORK ORDER ISSUED IRPI0387 MANAGER WAS INFORMED APPROVAL AND PERMITS WHERE  
REQUIRED.

### Requirements

ALL PIPING AND FIXTURES FOR PLUMBING SYSTEM HAVE BEEN REMOVED.

### Recommendations

RECOMMEND NO FURTHER ACTION AT THIS TIME

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

Date Report Made (yy/mm/dd) 99/10/04

Ted Hay  
Inspector

### For Office Use Only

File [KH] \_\_\_\_\_  
 Copy to \_\_\_\_\_  
 Refer to \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recheck by Inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 361760

Property Address 525 E 5 <sup>th</sup>		Date of Inspection Oct. 6/99	
Name and Address of Property Owner (Agent) Property manager - Prang Holdings		Specifics of Property Address also 555 + 575	Permit No.
Contractor 101-525 E 5 <sup>th</sup> , VAN		Number of Storeys	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Apt. home
Contractors Business Address (SAHOTA BLDG.)	Contractors Business License Account No. *licensed	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Apt. home	
Reason for Inspection Complaint - Sif M problems, Untidy inspection of the bldg. shows:			

- Sif M 1) Elevator at bldg. 575 E 5<sup>th</sup> is not working - to be repaired - Sif M
- Sif M 2) Exterior eastside of complex (bldg. 575) lights not working also northside lights (outside) some are burnt out, need replacement. All exterior security lights that aren't working to be repaired - Sif M.
- U/T 3) Eastside pathway yard - large pile of lumber + cut branches - to be removed. U/T.
- U/T 4) Underground parking area - lots of debris thrown out furniture + other items - to be removed.
- Z+D 5) Eastside closing gate for U/G parking not operable, chained locked, to be repaired + made operable.

REC: 30 day (Sif M) order items 1 + 2, 10 day (UT) order items 3 + 4 + 30 day (Z+D) order item 5. P.U.I. will deliver to prop manager.

Date Report Made Oct. 07 /99	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	D. MUSTAPIC Property Use Insp. - Dist. No. Inspector's Name Signature
---------------------------------	---	--	--

**OFFICE USE**

File \_\_\_\_\_

Carbon Copy to \_\_\_\_\_

Refer to Jennifer Schurr For UT/Sif M Order

Leanne Kruger For Z+D Order

\_\_\_\_\_

Recheck by Inspector in \_\_\_\_\_ days

\_\_\_\_\_ attention in \_\_\_\_\_ days

if no \_\_\_\_\_

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 359540

Property Address 525 E 5TH		Date of Inspection Jan 04 / 2000	
Name and Address of Property Owner/Agent Prang Holding		Specifics of Property Address also 555 + 575	Permit No.
Contractor (SAHOTA + BLOS)		Number of Storeys	Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> Apts. Home
Contractors Business Address	Contractors Business License Account No. * LICENSED	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/>	Apts. Home
Reason for Inspection Demand to recheck - see IR 361760			

Inspection of this bldg. complex shows all the items have now been rectified.

The elevator in bldg. 575 E 5th is now working.

Elevator problem was the hold-up, the other issues were completed long time ago.

NOTE: Item 5 - east side gate is still closed & locked due to criminal activity. There is another gate on the west side that works & that the tenants use. This east side gate is closed to keep criminal activity out. Talked to P. TEICAROE & it was agreed that the east side gate can remain locked & closed.

REC: File + c.c. of report to Pattie Hayes for info.

Date Report Made Jan 05 / 2000	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	D. MULTARI Inspector's Name Property Use Insp. - Dist: No. 07 Signature
-----------------------------------	---	--	--

File  
 Carbon Copy to Pattie Hayes for Info  
 Refer to \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

OFFICE USE

Recheck by Inspector in \_\_\_\_\_ days  
 \_\_\_\_\_ attention in \_\_\_\_\_ days  
 if no \_\_\_\_\_

*[Handwritten signature]*



# Electrical Inspection Report

IR Number EI 10090

Date of Inspection (yy/mm/dd) 000127

Property Address 525 e 5<sup>th</sup> ave

Specifics of Property Address fire alarm system

Tenant n/a

Number of Storeys 4

Owner

Permit Number none

Contractor unknown

Approved Use of Building/Land

Contractor's Business License Account unknown

Present Use of Building/Land apt. bldg.

Reason for Inspection Routine ( whilst conducting follow up inspection to IR 0510. ) WWOP.

### Narrative/Observations

I observed that a new Fire Alarm System and 3- new remote annunciators ( 1 at each entrance to building ) has been installed prior to obtaining an electrical permit and providing verification certificate for this new system.

### Requirements

- 1) An electrical permit is required for the work done and will only be issued to a licensed electrical contractor.
- 2) The new Fire Alarm System must be verified in accordance with Sentence 3.2.4.5.( 2) of the City of Vancouver Building By-law and in conformance with CAN/ ULC- S537. As outlined in Bulletin 95-12.
- 3) Job Value \$ 15,000. ( fifteen thousand ) x 2.

### Recommendations

Please send 14-day order to owner of building., and refer DBI

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

Date Report Made (yy/mm/dd) January 28, 2000 Jim Docherty  
Inspector

### For Office Use Only

File  
 Copy to TOM MCCLURE  
 Refer to GLADYS PLS SEND E 1 ORDER  
W.WHITE

Recheck by Inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_



# Electrical Inspection Report

**IR Number** EI 10089

**Date of Inspection (yy/mm/dd)** 000127

**Property Address** 525 e 5<sup>th</sup> ave

**Specifics of Property Address** throughout building.

**Tenant** n/a

**Number of Storeys** 4

**Owner**

**Permit Number** none

**Contractor** none

**Approved Use of Building/Land**

**Contractor's Business License Account** n/a

**Present Use of Building/Land** apt. bldg.

**Reason for Inspection** Follow up to IR EI 0510.

**Narrative/Observations**

Revisited site again today, the deficiencies listed in IR 0510 have still not been corrected.

**Requirements**

1) As per IR 0510.

**Recommendations**

Please refer to City Prosecutor for affirmative action. Patti please advise myself if you will proceed or what is our next step. It went out as a co-ordinated inspection letter.

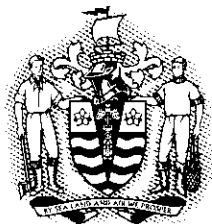
**Photos Taken?**  Yes  No      **Notice Posted?**  Yes  No      **Type of Notice?**

**Date Report Made (yy/mm/dd)** January 28, 2000      **Inspector** Jim Docherty

**For Office Use Only**

**File** \_\_\_\_\_  
 **Copy to** \_\_\_\_\_  
 **Refer to** PATTI HAYES  
W. WHITE

**Recheck by Inspector in** \_\_\_\_\_ **days**  
 \_\_\_\_\_ **attention in** \_\_\_\_\_ **days**  
 if no \_\_\_\_\_



# City of Vancouver

A. Tsisserev, P. Eng., City Electrician

453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7561 fax: 873-7100

## REGISTERED

2000 February 01

Prang Holdings Ltd.  
P.O. Box 10424, Pacific Center  
1300 - 777 Dunsmuir Street  
Vancouver, BC  
V7Y 1K2

and

Prang Holding Ltd.  
6626 Angus Drive  
Vancouver, BC  
V6P 5H9

Dear Sirs:

Re 525 - 575 East 5<sup>th</sup> Avenue

### PLEASE REFER TO:

Mr. W. White  
Supervisor, Field Operations  
Electrical Inspections Branch  
at 873-7836  
I.R. No. EI 10090

Diary? No        Yes   ✓    
To: DEI - J. Docherty & W. White  
Date: FEB 17/00 Init: afj

The District Electrical Inspector reported that a fire alarm system and three new remote annunciators are being installed in the building without permit, approval or verification, in contravention of the Electrical By-law and the Vancouver Building By-law. The following is required:

1. Obtain a permit for the fire alarm system being installed in the building at the above location.
2. Provide verification of the fire alarm system to comply with Sentence 3.2.4.5.(2) of the Vancouver Building By-law and CAN/ULC-S537-M of the Standard for the Verification of Fire Alarm Systems.

The electrical permit may only be issued to a licensed electrical contractor. Therefore, it will be necessary for you to have a licensed contractor complete and sign an "Application for Permit" form, apply to this office and pay the required permit fee.

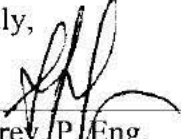
You are further advised, when work is done without permit, Section 5.18 of the By-law allows the City to charge double the permit fee.

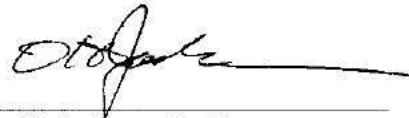
Therefore, the cost of the permit for the work carried out will be \$1,179.00.

In accordance with Section 6.4 of the Electrical By-law and Article 1A.6.1.2 of the Vancouver Building By-law, you are ordered to have a licensed electrical contractor obtain the required permit and submit the verification report **on or before February 16, 2000.**

Failure to comply with this Order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,

  
\_\_\_\_\_  
A. Tsisserev, P. Eng.  
City Electrician

  
\_\_\_\_\_  
D. H. Jackson, P. Eng.  
Deputy Chief Building Official

JD\gg

cc: Posted on Building  
T. McClure, Supervisor, Building Inspections





# Electrical Inspection Report

IR Number EI 10153

Date of Inspection (yy/mm/dd) 000217

Property Address 525 E 5<sup>TH</sup> AVE

Specifics of Property Address THROUGHOUT BUILDING

Tenant N/A

Number of Storeys 4

Owner UNKNOWN

Permit Number NONE

Contractor UNKNOWN

Approved Use of Building/Land

Contractor's Business License Account UNKNOWN

Present Use of Building/Land APT. BLDG.

Reason for Inspection Follow up to IR 10090. ( W WOP )

**Narrative/Observations**

Revisited site again today, the new Fire Alarm Equipment installed prior to obtaining an Electrical Permit is still in place and there is no permit on file for this work.

**Requirements**

As per IR 10090.

**Recommendations**

Refer to City Prosecutor for immediate affirmative action.  
 Chief Ron Ritchie for possible fire watch.

Photos Taken?  Yes  No      Notice Posted?  Yes  No      Type of Notice?

Date Report Made (yy/mm/dd) February 24, 2000      Jim Docherty  
 Inspector

**For Office Use Only**

File \_\_\_\_\_  
 Copy to Chief Ron Ritchie \_\_\_\_\_  
 Refer to pattl hayes \_\_\_\_\_  
 w. white \_\_\_\_\_

Recheck by Inspector in \_\_\_\_\_ days  
 \_\_\_\_\_ attention in \_\_\_\_\_ days  
 if no \_\_\_\_\_



PERMITS AND LICENSES

Additional Information Required for Facsimile Applications

PIN Number \_\_\_\_\_  
 Credit Card Number \_\_\_\_\_  
 Check one: Visa  MasterCard   
 Expiry Date \_\_\_\_\_ Amount \$ \_\_\_\_\_  
 Signature \_\_\_\_\_  
 (Authorized Signatory of Contractor)

DATE 80 / 02 / 25  
 YY MM DD  
 PERMIT # EL 446725

APPLICANT <u>MOER INSTALLATIONS</u> CONTRACTOR/OWNER	BLDG/SIGN PERMIT #
MAILING ADDRESS <u>7013 3RD AVE.</u>	INSTALLATION ADDRESS <u>525/555/575 E 5TH AVE</u>
CITY <u>NEW WESTMINSTER</u> POSTAL CODE <u>V3M 1N6</u>	SPECIFICS
TELEPHONE: <u>510-1758</u> FAX: <u>575-1659</u>	OWNER/TENANT
CITY OF VANCOUVER BUSINESS ACCOUNT # <u>6192</u>	194019 SITE CONTACT
DECLARATION: I declare that I or a member of my Company will be doing the electrical work applied for on this application form. If I am the owner/occupier of the premises, I declare that I will personally be doing such electrical work or the qualified person whose name and qualification particulars follow will assist me without remuneration. <u>LES MOERIKE</u>	TELEPHONE: _____ FAX: _____
Full Name _____	INSTALLATION DETAIL
Trade Qualification Detail	<input type="checkbox"/> 1000 Existing Service <input type="checkbox"/> 1001 New Service <input type="checkbox"/> 1002 Relocate Service <input type="checkbox"/> 1003 Increase Service
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 owners' 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. I have confirmed the supply service electrical characteristics and the pole location with BC Hydro. YES <input type="checkbox"/> NO <input type="checkbox"/>	VOLTS _____ AMPS _____ $\phi$ _____ WIRE _____
Owner/ Contractor <u>Les Moerike</u> Signature	SIZE & MATERIAL OF SERVICE CONDUCTOR: _____
Permit authorized by _____ for City Electrician	SIZE OF GROUNDING CONDUCTOR: _____
	IF APPLICABLE: TRANSFORMER KVA _____
	AVAILABLE FAULT CURRENT _____ kA
	SERVICE BOX INTERRUPTING CAPACITY _____ kA
	<input type="checkbox"/> 1004 Main Distribution/Electrical Room <input type="checkbox"/> 1006 Grounding/Bonding <input type="checkbox"/> 1010 Branch/Appliance Circuits <input type="checkbox"/> 1012 Transformer/Capacitor/Welder <input type="checkbox"/> 1014 Motors/Machinery <input type="checkbox"/> 1016 Fixtures/Fittings <input type="checkbox"/> 1018 Deck/Underground <input type="checkbox"/> 1020 Pool/Spa/Hot Tub <input type="checkbox"/> 1022 Heating Ccts. Please specify <input type="checkbox"/> 1028 Air Conditioning Units <input checked="" type="checkbox"/> 1052 Sprinkler Heat Tracing <input type="checkbox"/> 1060 Fire Alarm System <input type="checkbox"/> 1061 Electromagnetic Locks on Exit Doors <input type="checkbox"/> 1062 Emergency Lighting <input type="checkbox"/> 1066 Emergency Generator/Transfer Switch <input type="checkbox"/> 1068 Fire Pump/Transfer Switch <input type="checkbox"/> 1080 Temporary Power <input type="checkbox"/> 1082 Sign Power Supply <input type="checkbox"/> 1086 Class 2 Circuits (extra-low voltage: intercom, security-prewire) <input type="checkbox"/> 1087 Complete security alarm system <input type="checkbox"/> 1088 Movie Set <input type="checkbox"/> 1090 Other _____ Please specify
CONTRACTOR CERTIFICATION	<input type="checkbox"/> NEW CONST. <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION
EC <u>12749</u> EXPIRES <u>2000</u> <u>12</u> <u>31</u> Contr. Reg. # YY MM DD	<input type="checkbox"/> ANNUAL PERMIT <input type="checkbox"/> 90 DAY RECONNECTION
AR <u>34215</u> <u>A</u> AR's Reg. # AR's Class Code	TYPE OF CONST: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE
<u>Les Moerike</u> Signature of authorized signing officer	OCCUPANCY: <u>RESIDENTIAL</u>
<u>LES MOERIKE</u> Please Print Name	SFD, Multi-family, Industrial, Commercial, (Office, Retail, Retail Store), Assembly (School, Church, Theatre, Restaurant), Institutional (Hospital, Jail), Other - Specify
DESCRIPTION OF ELECTRICAL INSTALLATION	<input type="checkbox"/> HAZARDOUS LOCATION - IF APPLICABLE
<u>REPLACEMENT OF FIRE ALARM PANEL AND REMOTE ANNUNCIATOR.</u>	PLEASE SPECIFY _____ Gas station, Spraybooth, etc.
TOTAL VALUE OF INSTALLATION \$ <u>15000.00</u> (INCLUDING COST OF MATERIAL & LABOUR)	PERMIT FEE \$ <u>589.50 x 2</u>



# Property Use Inspection Report

**IR Number** UI 11283

**Date of Inspection (yy/mm/dd)** 00/05/03

**Property Address** 525 e 5th

**Specifics of Property Address** also 555 and 575 e 5th

**Tenant**

**Number of Storeys** 3&b and u/g

**Owner** Prang Holdings Ltd. 6626 Angus Dr. Van.

**Permit Number**

**Agent**

**Approved Use of Building/Land** apt. bldg.

**Business License Account** licensed

**Present Use of Building/Land** apt.bldg.

**Reason for Inspection** N.I.S.T. inspection (problem premise)

**Narrative/Observations**

Inspection of this bldg.(all 3 addresses,bldg. Attached) shows these S of M violations:

- 1) Common area hallways and stairwells have holes in the walls and ceilings(some Of it due to plumbing repairs& some just vandilism) to be repaired,sanded and Painted where need be. S of M viol.
- 2). Common area hallways and stairwells... carpet has holes and rips,to be replaced Or repaired where need be. Sof M viol.
- 3). Underground parking area there is old mattresses ,couches,lumber pieces Cardboard boxes,plastic garbage bags and othe debris scattered about in A couple of corners/areas... to be removed from the site. U/T viol.
- 4). Dismantled vehicles in the underground(white fleetwood and others)..... to Be removed from the site.

**Requirements**

To repair/fix and remove all the above mentioned violations.

**Recommendations**

Refer to B. Windsor for info. and to combine with Bldg.(F.Durante's) inspector's report To rectify the above violations.

IR Number UI 11283

Date of Inspection (yy/mm/dd) 00/05/03

Photos Taken?  Yes  No

Date Report Made (yy/mm/dd) May 4, 2000

Dan Mustapic  
Inspector

For Office Use Only

File \_\_\_\_\_

Copy to \_\_\_\_\_

Refer to **BARB WINDSOR FOR FURTHER ACTION**

Recheck by Inspector in \_\_\_\_\_ days

\_\_\_\_\_ attention in \_\_\_\_\_ days

if no \_\_\_\_\_

LUCIA CUMERLATO

Supervisor



# Building Inspection Report

**IR Number** BI 10971

**Date of Inspection (yy/mm/dd)** May 03/00

**Property Address** 525 E 5th

**Specifics of Property Address** & 555 & 575 e 5<sup>th</sup> Ave.

**Tenant**

**Number of Storeys** 4 & ugpk

**Owner** N/K

**Permit Number** N/K

**Contractor** N/K

**Approved Use of Building/Land** Appt.

**Contractor's Business License Account** N/K

**Present Use of Building/Land** Appt.

**Reason for Inspection** Enforcement inspection

**Narrative/Observations**

**525 E 5<sup>th</sup>**

Walls have just been painted covering the floor #'s in the exit stairways.

The exit stairs are rugged with no contrast noising strip.

On the 3<sup>rd</sup> fl between #306 & 305 the corridor wall has been repaired (due to repiping)

Exterior stairs to penthouse suite requires the handrails & the guardrails to be repaired due to rot. Also the deck guardrails for this suite are to low approx. 32" caused by a wood deck being installed at some time over the roof.

Because of the above there is now a 12" step from the roof deck to the landing leading to the stairs.

There is also some water penetration on the 3<sup>rd</sup> fl walkway over & beside the window in the elevator lobby area.

This will require a Peng to survey & submit report to determine extent of damage & repair work req'd

There is a new ceiling put in on the 1<sup>st</sup> fl due to new water lines being installed (WITHOUT PERMITS) 11/2 yrs ago.

The electrical rm has some penetration that require to be sealed

Heat detector outside # 105 is damaged & must be replaced.

**Parkade**

All exit doors are locked & do not provide the req'd number of exits .

There several penetrations in the ceiling where plumbing lines come through ( some are as big as 12"x12" & some are also incased in wood).

There are also several rain drainage lines that are leaking into the parkade.

The EMERGENCY GENERATOR is outside & at the time of inspection NOT WORKING

**555 E 5<sup>th</sup>**

# 403 Guardrail to deck in need of repair due to rot. NOTE: there are probably more of the deck guards which will need to be repaired.

Between # 202 & 203 the wall has been repaired & does not appear to be the proper material.

1<sup>st</sup> fl laundry rm ceiling is wet & damaged.

**575 e 5<sup>th</sup>**

1<sup>st</sup> fl ceiling again is all new due to repiping of main lines.

Some of the heat detectors on this ceiling have been damaged when the drywall was replaced

Outside # 106 new patch in ceiling but still leaking.

Exit door outside Door # 6 is locked & there is no exit sign over the door. There also is not enough lighting in this short corridor - addition light must be installed.

**Common to all 3 buildings**

Several of the steel fire rated doors are damaged & require to be replaced

None of the suite entry doors have self closing devices on them.

None of the suites have hard wired smoke alarms.

There is evidence of water damage from leaking water lines throughout the building with some repair work

done already without permits.

The piping in the parkade requires to be inspected by a licenced plumber as several changes have been made with unapproved material for use in a parkade as well as some existing piping requiring repair now. Several of the exit signs need to be corrected - some show directional arrows where not required & some don't show direction where required. All 3 building will have to be looked at for this with the DBI OR FW & electrical contractor.

**Requirements**

- 1) All the plumbing throughout the building to be looked at and permits obtained where req'd as per DPI
- 2) The emergency generator to be in working condition & ok'd by Fire Warden.
- 3) The requirement for smoke alarms in all suites to be done if required under the direction of the Fire Warden
- 4) The requirement for self closing devices to all suite doors if required under the direction to the Fire Warden.
- 5) Correct all of the exit signage to comply with 9.9.10
- 6) Fix all damaged & under height guardrail & handrails as per 9.8.8
- 7) Replace all damaged fire rated doors.
- 8) Replace all damaged heat detectors in the corridors.
- 9) Remove all locks on the exit doors in the parkade
- 10) Provide a step off the roof deck of 525 to reduce the step form 12" to two 6" risers
- 11) Reveal the ceilings in the corridors where the water line repairs have been done so that the inspectors can determine if all the work has been done correctly.
- 12) Put the floor numbers on the walls where they have been painted over in the exit stairways.
- 13) Provide a P'eng report on the extent of the water damage to the wall & possibly floor in the 525 building & corrective measures req'd.
- 14) Obtain all required permits for the upgrading work req'd.

**Recommendations**

Send a letter with the above requirements to the owner & to file for info  
Refer to Carlene Robbins.

Photos Taken?  Yes  No      Notice Posted?  Yes  No      Type of Notice?

Date Report Made (yy/mm/dd)      May 8, 2000      Frank Durante  
Inspector

**For Office Use Only**

File \_\_\_\_\_

Copy to \_\_\_\_\_

Refer to Carlene robbins

Recheck by Inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

PRS



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 360311

Property Address 525 E 5TH		Date of Inspection May 23/2000	
Name and Address of Property Owner/Agent PRANG HOLDINGS LTD		Specifics of Property Address also 555 + 575	Permit No.
Contractor 6626 ANGUS DR. VAN.		Number of Storeys	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Apt. bldg.
Contractors Business Address	Contractors Business License Account No. * LICENSED	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Apt. bldg.	
Reason for Inspection Complaint - Sfm problems			


Inspection of Unit s.22(1) at 525 E 5<sup>th</sup> bldg. shows:

1) STAINS + HOLES IN THE HALLWAY + LIVINGROOM AREA CARPETS - TO BE REPLACED Sfm 13.1 (3).

2) KITCHEN CEILING + WALL AREA ABOVE SINK the gypsumboard is soft + the paint is a large bubble due to a water leak, which was repaired earlier. WALL + CEILING AREA TO BE REPAIRED, SANDED + PAINTED. Sfm 14.1 (1)

3) KITCHEN FRIDGE IS WARM (FOOD SPOILS) not cold, to be repaired or replaced, to provide cold air/interior + in good repair, Sfm 21.10.(c)

REC: 30 day Sfm letter to prop. owner + cc. of letter to property manager - s.22(1) - 575 E 5<sup>th</sup> to rectify above items.

Date Report Made May 25/2000	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> SPM <input type="checkbox"/> OTHER	D. MUSTAPIC Property Use Insp: # Dist: No: Inspector's Name Signature: 
---------------------------------	---	---

<input type="checkbox"/> File <input type="checkbox"/> Carbon Copy to <input checked="" type="checkbox"/> Refer to <u>Charlene</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OFFICE USE</b>  <u>30 day Sfm letter</u> 	<input type="checkbox"/> Recheck by inspector in _____ days <input type="checkbox"/> _____ attention in _____ days if no _____
--	--	--



# City of Vancouver

Mr. D. Mustapic Property Use Branch,  
453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873-7866 fax: 873.7100

2000 May 31

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Dear Sirs:

Re: 525 - 575 East 5<sup>th</sup> Avenue

On May 23, 2000, our Inspection Services reported that your building at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

## 525 East 5<sup>th</sup> Avenue

Unit No. s.22(1)

1. The carpet in the hallway and living room have holes and stains - carpets to be replaced.
2. The kitchen ceiling and wall area (above sink) has gypsum board that is soft and contains a large bubble caused by water damage - wall and ceiling are to be repaired, sanded and painted.
3. The fridge temperature is warm (food spoils) - to be repaired or replaced.

In accordance with the By-law and to avoid further action, you are to correct the above deficiencies, as indicated, **within 30 days of the date of this letter.**

Yours truly,

  
D. Mustapic  
District Property Use Inspector

DM/cc

cc: Property Manager  
#409 - 575 East 5<sup>th</sup> Avenue, Vancouver, BC V5T 1H8

**PLEASE REFER TO:**  
Mr. D. Mustapic  
District Property Use  
Inspector  
at 873-7866  
I.R. No. 360311

Diary? No   
To: DPUI  
Date: 05/07/04 Init: CC





**CITY OF VANCOUVER**  
COMMUNITY SERVICES  
Permits and Licenses Department  
By-law Enforcement

**REGISTERED AND HAND DELIVERED**

2000 July 07

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC  
V6P 5H9

Diary? No  Yes   
To: *F. Durante + D. Mustopu*  
Date: *July 24/00* Init: *CE*

**PLEASE REFER TO:**

Mr. P. R. Sweeney  
Manager, Building Inspection  
Branch at 873-7560  
I.R. No. BI 10971 & UI 11283

Dear Sirs/Mesdames:

Re: 525, 555 and 575 East 5<sup>th</sup> Avenue  
Lot 1 Block 92 Amd District Lot 264A

A recent coordinated inspection of your building at the above location revealed the following deficiencies:

**Vancouver Building By-law:**

- 1) the emergency generator is not working - must be repaired and inspected by the Fire Department
- 2) exit signage does not comply with the By-law, it must be corrected to comply with Subsection 9.9.10
- 3) several of the steel fire rated doors are damaged and must be replaced
- 4) some of the heat detectors in the corridors are damaged and must be repaired or replaced
- 5) exit doors in the parkade are are locked - all locks must be removed
- 6) the handrails and guardrails on the exterior stairs to the penthouse are rotten and must be repaired
- 7) the deck guardrails to the penthouse are too low and must be corrected to meet the requirements of Subsection 9.8.8
- 8) the guardrail to the deck of #403 is rotten and must be repaired

**Standards of Maintenance By-law:**

- 9) common area hallways and stairwells have holes in the walls and ceilings - must be repaired, sanded and painted
- 10) carpeting in the common area hallways and stairwells have holes and are torn - must be repaired or replaced
- 11) there are dismantled vehicles in the parkade that must be removed

**Untidy Premises By-Law:**

- 12) there is an accumulation of discarded materials such as mattresses, couches, lumber pieces, caradboard, garbage etc. in the parkade that must be removed


Pursuant to Article 1A.6.1.2. of the Vancouver Building By-law, Subsection 23.2 of the Standards of Maintenance By-law and Section 5(1) of the Untidy Premises By-law you are **ordered** to:

- A.. correct the deficiencies outlined in items 1 - 10 above and
- B. remove the dismantled vehicles and accumulation of discarded materials and debris in the parkade

**By July 21, 2000**

**Failure to comply with this order will result in the City pursuing legal action against you.**

Yours truly,

  
D.H. Jackson, P. Eng for  
City Building Inspector and  
Chief Building Official and  
Director

FD/CR/cr

cc: posted on building

bcc: F. Durante  
D. Mustapic  
B. Windsor

**TO DOMINO ONLY  
> DO NOT ROUTE**



**CITY OF VANCOUVER**

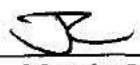
07123

**COMPLAINT FORM**

<b>ADDRESS OF PREMISE INVOLVED:</b> 525 E 5th	<b>DATE:</b> Jan 26/01
--	---------------------------

<b>OWNER/MGR.</b> Rob 873-1033	<b>PHONE NUMBER:</b>
-----------------------------------	----------------------

<b>NAME OF COMPLAINANT:</b> s.22(1)	
<b>ADDRESS:</b> s.22(1) 525 E 5th	<b>PHONE NUMBER</b> s.22(1)

( THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE. PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.	 Must be Initialed
--	--

**NATURE OF COMPLAINT**

<input type="checkbox"/> Z & D By-law	<input checked="" type="checkbox"/> Standards of Maintenance	<input type="checkbox"/> Other
<input type="checkbox"/> Building	<input type="checkbox"/> U/T	
<input type="checkbox"/> Electrical	<input type="checkbox"/> Sign	
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Licenses	

Many S of M Violations

- mould on walls + around windows
- Underground parking - broken sewer pipes
- Garbage in Common Areas
- Etc

<b>RECEIVED BY:</b> J.C.	<b>ROUTE:</b> YES	<b>NO</b> <input checked="" type="checkbox"/>
<b>REFERRED TO:</b> D.M.		

Prism ✓



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 362197

Property Address 525 E 5 <sup>th</sup>		Date of Inspection Feb. 5 / 2001	
Name and Address of Property Owner (Agent) ROB 873-1033		Number of Storeys	Permit No.
Contractor property manager		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Apt. bldg.	
Contractors Business Address	Contractors Business License Account No. * LICENSED	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Apt. bldg.	
Reason for Inspection Complaint - S/M items			

Inspection of this bldg shows some minor S/M violations which the property manager is aware of & working on. Talked to ROB the manager:

- a) Work is going on in Unit s.22(1) to repair & clean the mould on the walls & window areas
- b) Debris in underground area will be removed in a few days
- c) No violations on the broken sewer pipes in the underground parking.

Will submit this in a week

REC: Doing 7 days for submit.

Date Report Made Feb. 6 / 2001	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> POF <input type="checkbox"/> OTHER	<b>D. MUSTAPIC</b> Property Use Insp. - Dist. No. _____ Inspector's Name _____ Signature
-----------------------------------	---	--	--

- File \_\_\_\_\_
- Carbon Copy to \_\_\_\_\_
- Refer to \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

OFFICE USE

Recheck by Inspector in 7 days  
 attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

hc

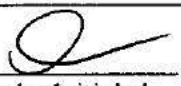
**CITY OF VANCOUVER**

09911

**COMPLAINT FORM**

<b>ADDRESS OF PREMISE INVOLVED:</b> 525 E 5 <sup>th</sup> (main address)	<b>DATE:</b> Dec 10, 2001
<b>OWNER/MGR.</b>	<b>PHONE NUMBER:</b>

<b>NAME OF COMPLAINANT:</b> s.22(1)	
<b>ADDRESS:</b> s.22(1) 575 E 5 <sup>th</sup>	<b>PHONE NUMBER:</b> s.22(1)

( THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE. PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.	 Must be Initialed
--	--

**NATURE OF COMPLAINT**

<input type="checkbox"/> Z & D By-law	<input checked="" type="checkbox"/> Standards of Maintenance	<input type="checkbox"/> Other
<input type="checkbox"/> Building	<input type="checkbox"/> U/T	
<input type="checkbox"/> Electrical	<input type="checkbox"/> Sign	
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Licenses	

**CONFIDENTIAL**

- Common area carpets soiled (people + dogs urinating)

- Water leak in bsmt (sewage?)

- garbage in bsmt not removed on a regular basis.

Den- Health has been out coordinate an inspection with them.

<b>RECEIVED BY:</b> L. Urekar	<b>ROUTE:</b> <u>YES</u> <u>NO</u> <input checked="" type="checkbox"/>
<b>REFERRED TO:</b> D. Mustajic	

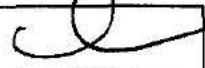
**CITY OF VANCOUVER**

08499

**COMPLAINT FORM**

<b>ADDRESS OF PREMISE INVOLVED:</b> 310-575 East 5 <sup>th</sup> MA 525	<b>DATE:</b> Dec 12, 2001
<b>OWNER/MGR.</b>	<b>PHONE NUMBER:</b>

<b>NAME OF COMPLAINANT:</b> s.22(1)	
<b>ADDRESS:</b> s.22(1)	<b>PHONE NUMBER:</b> s.22(1)

( THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE, PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.	 Must be Initialed
--	--

**NATURE OF COMPLAINT**

Z & D By-law     
  Standards of Maintenance     
  Other  
 Building     
  U/T  
 Electrical     
  Sign  
 Plumbing     
  Licenses

Roof leak since August, no action by landlord.  
Carotaker Rob 873-1033

<b>RECEIVED BY:</b> L. Urekar	<b>ROUTE:</b> YES	<b>NO</b> <input checked="" type="checkbox"/>
<b>REFERRED TO:</b> D. Mustajic		





# Property Use Inspection Report

IR Number UJ 16144 Date of Inspection (yy/mm/dd) 01/12/13  
 Property Address 525 e 5th Specifics of Property Address 310-575 e 5th  
 Tenant Number of Storeys  
 Owner Prang Holdings 6126 Angus Dr. Van. B.C. Permit Number  
 Agent Prop. manager Rob 873-1033. Approved Use of Building/Land apartment house  
 Business License Account licensed Present Use of Building/Land apartment house  
 Reason for Inspection complaint-water leakage and common hallway problems...S of M

**Narrative/Observations**

- A) Inspection of Unit s.22(1) shows exterior water coming into the unit through the ceiling/roof area at the bedroom. To be repaired-S of M violation.
- B) Also the common area hallway carpets( entrance area of 575 at the elevator) are stained ,cig.holes and soiled  
To be repaired/replaced and steam cleaned where necessary. S of M violation.
- C) Common area hallways throughout 575 e 5<sup>th</sup> have stains on the walls(looks like food syrup) to be cleaned  
And washed throughout where necessary.

**Requirements**

To repair/rectify the above S of M violations above. All above to be under 7 day order due to owner being a previous and constant violator.

**Recommendations**

7 day S of M order to reg. owner and copy to be hand delievered to property manager (unit s.22(1) to repair the leaky roof above unit s.22(1) no. A) and B) and C) also above . Owner is a previous violator. Copy to be delievered by PUI.

IR Number UI 16144

Date of Inspection (yy/mm/dd) 01/12/13

Photos Taken?  Yes  No

Date Report Made (yy/mm/dd) December 14, 2001 Dan Mustapic  
Inspector

For Office Use Only

File \_\_\_\_\_

Copy to \_\_\_\_\_

Refer to MARTHA SPIRO - 7 DAY S/M ORDER TO RO

Recheck by Inspector in \_\_\_\_\_ days

attention in \_\_\_\_\_ days

if no \_\_\_\_\_

LUCIA CUMERLATO

Supervisor



**CITY OF VANCOUVER**  
COMMUNITY SERVICES  
Licences and Inspections Department  
Co-ordinated By-law Enforcement Division  
**REGISTERED**

PLEASE REFER TO:  
Mr. M. Twynstra  
Manager,  
Property Use Branch  
at 604-873-7563  
I.R. No. UI 16144

December 17, 2001

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Binary? No Yes   
To: DP/1-D MUSTAPIC  
Date: Jan 3/02 In: MBS

Dear Sir:

**RE: 525 - 575 East 5th Avenue (575 East 5th Avenue)**

On December 13, 2001, our inspection services reported that your building at the above location was in contravention of the Standards of Maintenance By-law.

The following Standards of Maintenance deficiencies were observed:

**Unit s.22(1)**

1. There is water leaking through the ceiling/roof of the bedroom - locate source of leak and repair and repair/repaint ceiling.

**Common Area Hallway**

2. The carpets in the common area building entrance at the elevators are dirty and have holes in them - to be repaired/replaced and cleaned.
3. The walls of the common area hallways are stained - to be cleaned throughout.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, on or before **January 2, 2002**.

Failure to comply with this order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,

D.H. Jackson, P. Eng for  
City Building Inspector and  
Chief Building Official

DM/MS/ms

cc: **HAND DELIVERED**  
Property Manager (Rob)  
#309 - 575 East 5th Avenue  
Vancouver, BC V5T 1H8

Q:\Correspondence\Standards of Maintenance\2001Archives\12 - December\525e5th.wpd





# Co-ordinated Inspection Report (Property Use)

IR Number CU 10050

Date of Inspection (yy/mm/dd) 02/02/07

Property Address 525 East 5<sup>th</sup> Ave

Specifics of Property Address

Tenant

Number of Storeys

Owner Prang Holdings 6126 Angus Dr. Vanc, B.C.

Permit Number

Contractor Prop. Mgr - Rob

Approved Use of Building/Land Apartment House

Contractor's Business License Account BL02-116397-AH

Present Use of Building/Land Apartment House

**Reason for Inspection**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Enforcement | <input type="checkbox"/> Final Inspection | <input type="checkbox"/> Special Inspection |
| <input type="checkbox"/> Community Care         | <input type="checkbox"/> Strata Titling   |   |
| <input type="checkbox"/> Other                  |   |   |

**Inspection Carried Out With:**

- |                          |                                 |  |
|--------------------------|---------------------------------|--|
| Building                 | Frank Durante & Dave O'Halloran | Fire                                   |
| Plbg/Gas                 | Jim Mortimer                    | Police                                 |
| Electrical               | Danny Masellis                  | Health                                 |
| Environmental Protection |                                 | Prop. Use Dan Mustapic & Leonard Sugie |

**Narrative/Observations**

Inspection today @ 11AM revealed the following:

- Common Hallway Stairways - Carpets are stained. (Steam clean).
- Common Hallways - Lights are burnt out. (Replace).
- U/G Parking Area - Discarded furniture & cardboard. (Remove).
- West Side of bldg - Debris. Garbage. (Remove)

**Requirements**

S of M & U.T. By-Laws.

**Recommendations**

Refer to Carlene Robbins for info.

IR Number CU 10050

Date of Inspection (yy/mm/dd) 02/02/07

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

Date Report Made (yy/mm/dd) February 7, 2002 Leonard Sugie  
Inspector

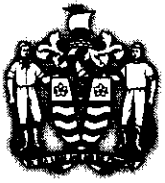
For Office Use Only

File \_\_\_\_\_  
 Copy to \_\_\_\_\_  
 Refer to CARLENE ROBBINS FOR INFO AND FURTHER ACTION

Recheck by Inspector in \_\_\_\_\_ days  
\_\_\_\_\_ attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

LUCIA CUMERLATO

C:\WINDOWS\TEMP\CU10050.wpd



# Co-ordinated Inspection Report (Plumbing & Gas)

**IR Number CP 10008**

**Date of Inspection (yy/mm/dd) 02/02/07**

**Property Address 525 East 5<sup>th</sup> Ave.**

**Specifics of Property Address**

**Tenant**

**Number of Storeys Three**

**Owner**

**Permit Number**

**Contractor**

**Approved Use of Building/Land**

**Contractor's Business License Account**

**Present Use of Building/Land Apartment blk.**

**Reason for Inspection**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Enforcement | <input type="checkbox"/> Final Inspection | <input type="checkbox"/> Special Inspection |
| <input type="checkbox"/> Community Care         | <input type="checkbox"/> Strata Titling   |   |
| <input type="checkbox"/> Other                  |   |   |

**Inspection Carried Out With:**

- |                                  |               |
|----------------------------------|---------------|
| <b>Building Frank Durante</b>    | <b>Fire</b>   |
| <b>Plbg/Gas Jim Mortimer</b>     | <b>Police</b> |
| <b>Electrical Danny Masellis</b> | <b>Health</b> |

**Environmental Protection**

**Prop. Use Dan Mustapic, Len Sugie**

**Narrative/Observations**

My inspection revealed that the sanitary and storm piping located in the parkade is in very poor condition. The piping has been done with improper materials, improper grade and requires proper support.  
 The water pipe installed on the ceiling is subject to freezing.  
 The sprinkler equipment located in the valve room is not in proper working condition.

**Requirements**

I recommend the sanitary and storm system located in the parkade to be replaced, and the sprinkler valve room equipment to be corrected to NFPA 13.  
 The water pipe requires freeze protection or remove it from the ceiling.

**Recommendations**

I recommend a professional engineer survey the sanitary ,storm, and sprinkler systems and submit a detailed report with regards to replacing these systems.

IR Number CP 10008

Date of Inspection (yy/mm/dd) 02/02/07

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

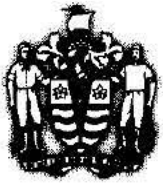
Date Report Made (yy/mm/dd) February 13, 2002 Jim Mortimer  
Inspector

For Office Use Only

File Domino  
 Copy to  
 Refer to Carlene Robbins

Recheck by Inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

Q:\PLBGGAS\IR\CP10008F.wpd



# Co-ordinated Inspection Report (Electrical)

IR Number CE 10017

Date of Inspection (yy/mm/dd) 02/02/07

Property Address 525 East 5<sup>th</sup> Avenue

Specifics of Property Address

Tenant

Number of Storeys 4

Owner Prang Holdings

Permit Number n/a

Contractor

Approved Use of Building/Land

Contractor's Business License Account

Present Use of Building/Land APT

**Reason for Inspection**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Enforcement    | <input type="checkbox"/> Final Inspection | <input checked="" type="checkbox"/> Special Inspection |
| <input type="checkbox"/> Community Care | <input type="checkbox"/> Strata Titling   |  |
| <input type="checkbox"/> Other          |   |  |

**Inspection Carried Out With:**

Building	Frank Durante/David Ohalloran	Fire
Pibg/Gas	Jim Mortimer	Police
Electrical	Danny Masellis	Health
Environmental Protection	Prop. Use PUI - Dan Mustapic / Len Sugie	

**Narrative/Observations**

Attended a special inspection at 525 East 5<sup>th</sup> Avenue and found the following:

- 2<sup>nd</sup> floor elevator lobby area missing baseboard heater. Wires exposed.
- Exit signs not working (not illuminated) throughout building.
- Temporary wiring (extension cords) being used as permanent wiring in basement workshop and parkade.
- Wiring method for workshop dryer not approved (dryer outlet is in separate room and dryer cord is run through wall to dryer location)
- Most fixtures in parkade area are damaged and/or not working. Fixtures in vehicular lanes do not have wire guards.
- Receptacles in parkade area are damaged and/or not working. There is no mechanical protection for receptacles exposed to vehicle traffic. Also, receptacles do not appear to be GFCI protected.
- Covers and fillers are not installed or missing from all panels in electrical room.
- Main electrical vault is cold and damp. Evidence of water damage to equipment. No heaters installed.
- Fire alarm system appears to have been tampered with in the sprinkler valve room. Fire pump is disconnected and tamper/flow valves are disconnected.
- Fire alarm devices have been painted.

IR Number CE 10017

Date of Inspection (yy/mm/dd) 02/02/07

Requirements

1. Owner shall obtain the services of a registered electrical contractor to complete the following:
  - a. to correct all electrical safety aspects in relation to the operation of electrical equipment. All existing equipment must be kept in safe and proper working condition in accordance with C.E.C. rule 2-300.
  - b. to ensure that equipment is adequately tested by an independant agency to ensure that all connections are in safe condition. (Ie. Infra-red test)
2. All outstanding work on the fire alarm and other electrical equipment must be completed in accordance with the City of Vancouver electrical by-law.

Recommendations

Referred to Carlene Robbins

Photos Taken?  Yes  No      Notice Posted?  Yes  No      Type of Notice?

Date Report Made (yy/mm/dd)      February 12, 2002      Danny Masellis  
Inspector

For Office Use Only

- File \_\_\_\_\_
- Copy to ARK TSSISEREV
- Refer to CARLENE ROBBINS

Recheck by Inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

Wayne White





# Co-ordinated Inspection Report (Building)

IR Number CB 10053

Date of Inspection (yy/mm/dd) Feb. 7/02

Property Address 525 E 5<sup>th</sup> Ave.

Specifics of Property Address & 555 & 575 E 5<sup>th</sup> Ave.

Tenant

Number of Storeys 4 & ugpk

Owner Sahota's

Permit Number N/K

Contractor N/K

Approved Use of Building/Land Appt.

Contractor's Business License Account N/K

Present Use of Building/Land Appt.

**Reason for Inspection**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Enforcement    | <input type="checkbox"/> Final Inspection | <input type="checkbox"/> Special Inspection                              |
| <input type="checkbox"/> Community Care | <input type="checkbox"/> Strata Titling   | <input checked="" type="checkbox"/> Other Coordinated update inspection. |

**Inspection Carried Out With:**

- |                           |  |
|---------------------------|--|
| <b>Building</b>           | <b>Fire</b>                            |
| Plbg/Gas Jim Mortimer     | Police                                 |
| Electrical Danny Masellis | Health                                 |
| Environmental Protection  | Prop. Use Dan Mustapic / Lennard Sugie |

**Narrative/Observations**

Refer to my IR3 BI 10971 for most of the deficient items.

The emergency generator has been tagged as checked & operating.  
Most of the guardrails have been raised however 2 sections still need to be raised. ( showed the manager ).  
The handrails installed on the stairs to the penthouse & to the ground level by the penthouse stairs are not graspable & must be changed.  
In the exit stairs the floor numbers have been painted over.  
In the parkade almost ever penetration through the ceiling is leaking water. ( lots of pictures taken )  
in the electrical the DEI found several leaks & damage to the panel due to water. ( pictures taken )

The remainder of the items listed in IR BI 10971 are still outstanding.  
I feel that the owners need to get P'engs involved because of the size of the building & the amount of problems in the building.

**Requirements**

IR Number CB 10053

Date of Inspection (yy/mm/dd) Feb. 7/02

Recommendations

Refer to file for info & to Carlene Robbins for further action.

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

Date Report Made (yy/mm/dd) February 14, 2002 Frank Durante Inspector

For Office Use Only

File \_\_\_\_\_  
 Copy to \_\_\_\_\_  
 Refer to Carlene Robbins

Recheck by inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

Tom McClure



**CITY OF VANCOUVER**  
COMMUNITY SERVICES  
Licenses and Inspections Department  
Co-ordinated By-law Enforcement Division

**PLEASE REFER TO:**  
Mrs. C. Robbins  
Manager, By-law  
Administration  
at 604-873-7535

**REGISTERED AND  
HAND DELIVERED**

February 15, 2002

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

*X*  
*cc*

Dear Sir/Madam:

**RE: 525 - 575 East 5<sup>th</sup> Avenue**

Your attendance is requested at a meeting with Mrs. B. Windsor, Deputy Chief License Inspector and City Inspection staff on **Tuesday, February 26, 2002 at 2:00 p.m.** in my office which is located in the Licenses and Inspections Department on the second floor of the east wing at City Hall. Ask for me at the License Office reception area.

The purpose of this meeting is to discuss the attached order and your management of the above noted property.

Should you have any questions prior to the meeting, you are requested to call me at 604-873-7533.

Yours truly,

*B Windsor*

B. Windsor  
Deputy Chief License Inspector

CR/ss

cc: Frank Durante  
Peter Sweeney



**CITY OF VANCOUVER**  
COMMUNITY SERVICES  
Licences and Inspections Department  
Co-ordinated By-law Enforcement Division

**REGISTERED  
AND HAND DELIVERED**

2002 February 15

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Dear Sir/Madam:

**RE: 525-575 East 5<sup>th</sup> Avenue**

**PLEASE REFER TO:**

Mr. P.R. Sweeney  
Manager, Building  
Inspection Branch  
at 604-873-7558  
I.R. BI 14803

*F. Durante / J. Robinson  
Apr 15/02*

This is further to our previous correspondence. A reinspection of your building at the above location has revealed the following serious deficiencies that must be corrected:

Vancouver Building By-law:

The District Building Inspector reports that a number of the deficiencies outlined in our previous order of July 7, 2000 have still not been corrected as follows:

- 1) exit signage does not comply with the By-law, it must be corrected to comply with Subsection 9.9.10;
- 2) several of the steel fire rated doors are damaged and must be replaced;
- 3) some of the heat detectors in the corridors are damaged and must be repaired or replaced;
- 4) exit doors in the parkade are are locked - all locks on the exit doors must be removed;
- 5) the deck guardrails to the penthouse are too low and must be corrected to meet the requirements of Subsection 9.8.8;
- 6) the handrails installed on the stairs to the penthouse and to the ground level by the penthouse stairs are not graspable - these handrails must be replaced with graspable handrails;
- 7) that the firestopping in the parkade area has been compromised due to excessive water leakage - this firestopping must be repaired in order to provide the required fire resistance rating.

Part 7 of the Vancouver Building By-law (Plumbing):

The District Plumbing Inspector reports that:

- 7) There is evidence of severe water leakage throughout the building in particular in the parkade area;

- 8) Some of the repairs that have been carried out are not in compliance with the Building By-law in that unapproved materials have been used, the grading is incorrect and piping is not adequately supported;
- 9) A visible inspection of the piping in the parkade area revealed severe deterioration;
- 10) the piping in the parkade area is subject to freezing ;
- 11) the sprinkler equipment in the valve room is not in proper working condition;

Electrical By-law:

The District Electrical Inspector reports that:

- 12) the 2<sup>nd</sup> floor elevator lobby area is missing a baseboard heater and there are exposed wires;
- 13) there is temporary wiring (extension cords) being used in place of fixed wiring in the basement workshop and parkade;
- 14) the wiring method for the workshop dryer is not approved;
- 15) most of the fixtures and receptacles in the parkade area are damaged and/or not working;
- 16) fixtures in vehicular lanes of the parkade do not have wire guards and there is no protection for receptacles exposed to vehicle traffic;
- 17) receptacles in the parkade are not GFCI protected;
- 18) covers and fillers are not installed and/or are missing from all panels in the electrical room;
- 19) the main electrical room is not heated and there is evidence of water damage to the equipment;
- 20) the fire alarm system appears to have been tampered with in the sprinkler valve room. The fire pump is disconnected and tamper/flow valves have been disconnected;
- 21) fire alarm devices have been painted;

Because of the above, it will be necessary for you to obtain the services of a Registered Professionals and a Mechanical Engineer to investigate the cause of the water leakage, review the condition of the water piping in the building; sprinkler system and fire alarm system and recommend the necessary repairs. You will also be required to have licensed Plumbing and Electrical contractors obtain permits and carry out the recommended repairs to the plumbing and electrical systems. **Note: Any repairs to the plumbing and electrical systems must be inspected by the District Plumbing and Electrical Inspectors prior to covering.**

Pursuant to Article 1A.6.1.2 of the Vancouver Building By-law and Section 6.4 of the Electrical By-law, you are ordered to:

1. Obtain the services of a Mechanical Engineer and Registered Professional to review the condition of the plumbing system throughout the building, sprinkler system and electrical system and recommend the necessary remedial repairs;
2. Provide a copy of the Engineer and Professional's reports to the City Building Inspector and the City Electrician;

3. Carry out all the recommended remedial repairs to the systems;  
And
4. Correct all other deficiencies as noted in items 1) to 6) above

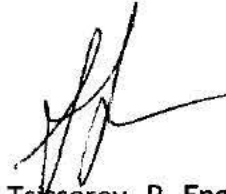
**ON OR BEFORE MARCH 30, 2002**

Failure to comply with this order will result in the City pursuing legal action against you.

Yours truly,



D.H. Jackson, P. Eng for  
Chief Building Official and  
City Building Inspector



A. Tsisserev, P. Eng  
City Electrician

/CR

cc: posted on building

bcc: Frank Durante, Building  
Danny Masellis, Electrical  
Jim Mortimer, Plumbing  
Len Sugie, Property Use  
Carlene Robbins, By-law Administration



**Jenny Wai Ching Kwan, MLA**  
(Vancouver-Mt. Pleasant)  
Parliament Buildings  
Victoria, BC V8V 1X4



**Province of  
British Columbia**  
Legislative Assembly

**Community Office**  
#1070-1641 Commercial Drive  
Vancouver, BC V5L 3Y3  
Phone: 604-775-0790  
Fax: 604-775-0881



Jenny Wai Ching Kwan, MLA  
(Vancouver-Mt. Pleasant)

*(no enclosure)*

February 22, 2002

Mayor Philip Owen  
City of Vancouver  
City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

<b>COMMUNITY SERVICES</b>
Reg. No. ....
<b>MAR 05 2002</b>
ORIGINAL TO: <i>BDW</i>
COPY TO: <i>H. Gibault</i>

Dear Mayor Owen:

The following letter is in regards to property located at 525, 555 and 575 East 5<sup>th</sup> Avenue in Vancouver. The three buildings are owned by one family and make up one complex.

My office has received a package outlining serious complaints about the management of this complex. Community members who live in and around the complex have expressed concern about the volume of sex trade activities, the illicit drug trafficking, break-ins in the neighbourhood and the lack of personal safety both inside and around 525, 555 and 575 East 5<sup>th</sup> Avenue. In fact, on February 8, 2002, a murder took place in the complex. Residents believe that the usual routes for keeping the peace are not working, and thus are feeling under siege.

I have enclosed the information package provided to me by a community member. I respectfully request that you seriously review the complaints taking place at 255, 550, 575 East 5<sup>th</sup> Avenue and take the appropriate action. If you have any questions, please contact my office at 604-775-0790.

Sincerely,

  
Jenny Wai Ching Kwan, MLA  
Vancouver-Mt. Pleasant

cc. Vancouver City Council  
Harvey Gibault, Director, Licences and Inspections  
Barb Windsor, Licences and Inspections  
Fred Ramsay, Security Liaison, McGregor House



**CITY OF VANCOUVER**  
COMMUNITY SERVICES  
Licences and Inspections Department  
Co-ordinated By-law Enforcement Division

**MEMORANDUM**

February 26, 2002

**MEMO TO:** FILE

**FROM:** CARLENE ROBBINS

**CC:** PETER SWEENEY  
BARB WINDSOR  
FRANK DURANTE  
DAVID O'HALLORAN  
JIM MORTIMER  
DANNY MASELLIS

**SUBJECT:** 525-575 EAST 5<sup>TH</sup> AVENUE  
MEETING WITH OWNERS

---

Met with the owners (Prang Holdings Ltd.) Mr. Sahota et al, together with the District Inspectors, Peter Sweeney and Barb Windsor to discuss our order dated February 15, 2002.

Staff explained that because of the poor and sporadic maintenance of the building, the problems identified in our order have escalated to the point where the owners are now required to hire professional engineers to carry out a comprehensive review of the building and make recommendations for repairs.

The owners have agreed to hire professionals, submit the professional's reports to the attention of the City Building Inspector and confirm in writing the names and phone numbers of their building managers as well as the time frame for carrying out the repairs. They also agreed to inform us when and if the management of the building changes. The reports are to be submitted to the attention of Dave Jackson by March 30, 2002.

*Carlene Robbins*  
Carlene Robbins

/CR

LICENCE AND INSPECTIONS DEPARTMENT  
INSPECTION REPORT

1 OF 1

IR 366978

Property Address 525 E. 5TH AVE		Date of Inspection MAR 27/02	
Name and Address of Property Owner/Agent PRANG HOLDINGS LTD. 6626 ANGUS DRIVE		Specifics of Property Address 575 E. 5TH AVE	
Contractor VANCO, B.C. V6P 5H9		Number of Storeys	Permit No.
<del>Contractors Business Address</del>		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APARTMENT HOUSE	
<del>Contractors Business Address</del>		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APARTMENT HOUSE	
Reason for Inspection		Contractors Business Licence Account No. B602-116397-MH	

REQUEST FOR INSPECTION FROM JOANNE M'CORMICK VPD CONSTABLE #1368  
EN#002011

INSPECTION TODAY @ 4PM WITH CONSTABLE JOANNE M'CORMICK (#1368)  
REVEALED THE FOLLOWING:

- s.22(1) EXTERIOR BALCONY - PLYWOOD FINISH UNDER BALCONY IS BUCKLING (REPLACE)
- s.22(1) EXTERIOR BALCONY - PLYWOOD FINISH UNDER BALCONY HAS FALLEN DOWN TO BALCONY BELOW (s.22(1)) & EXPOSING FLOOR JOISTS. (REPLACE)

NOTE: BOTH BALCONY FLOORING & STRUCTURES S/B INSPECTED & REPAIRED WHERE NECESSARY.

- 2ND FLR EASTSIDE - WINDOW IS BROKEN. (REPLACE)
- MAIN FLR WEST EXIT DOOR INTO COURTYARD - DOOR KNOB IS BROKEN (REPLACE)
- PKG LEVEL (BSMT) STAIRWELL (555 E. 5TH) - HOLE IN WALL BASE (REPAIR).
- VENT BROKEN (REPLACE).

REQ: SOFM BY-LAW.

REC: REFER TO CARLENE ROBBINS FOR INFO.

Date Report Made MAR 27/02	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	L. SUGIE Property Use Insp. - Dist. No. 07 Inspector's Name <i>L. Sugie</i>
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\* PHOTOS TAKEN \*

OFFICE USE

File

Carbon Copy to

Refer to Carlene Robbins for info - copy given

*JL*

Recheck by Inspector in \_\_\_\_\_ days

\_\_\_\_\_ attention in \_\_\_\_\_ days

if no \_\_\_\_\_

*JL*



# Building Inspection Report

IR Number BI 16061

Date of Inspection (yy/mm/dd) April 8/02

Property Address 525 E 5<sup>th</sup> Ave.

Specifics of Property Address 525, 555 & 575 E 5<sup>th</sup> Ave.

Tenant

Number of Storeys 3-4 & ugpk

Owner Prang Holding Ltd. 6626 Angus Drive Van.

Permit Number N/K

Contractor N/K

Approved Use of Building/Land Appt.

Contractor's Business License Account N/K

Present Use of Building/Land Appt.

Reason for Inspection Diary recheck our order ( on or before March 30/02 ) refer to IR# BI 14803.

### Narrative/Observations

Items 1-6 of our order have not been complied with.  
There is no report on file & I have not been called out to inspect any of the deficiencies listed for building.  
No permits have been taken out for any of the work required to be done.

### Requirements

### Recommendations

City Prosecutor to lay charges.

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

Date Report Made (yy/mm/dd) April 8, 2002 Frank Durante  
Inspector

### For Supervisor Use Only

File \_\_\_\_\_  
 Copy to \_\_\_\_\_  
 Refer to Patti Hayes

Recheck by Inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

PRS  
Supervisor

871-6367

To: Mr. Peter Sweeny  
 Director of City Inspectors  
 Vancouver City Hall  
 Vancouver, BC

P. SWEENEY,  
 Building Inspector Dist. No:

From: Paul Sahota  
 Prang Holdings  
 (604) 261-0501

Re: Engineers report for 525-576 East 5<sup>th</sup> Ave.

*File for info*

We have contracted the services of the following Professional Engineer:

De Leeuw Managerial & Technical Services Ltd  
 Bob de Leeuw, pEng.  
 19688 Joyner Place  
 Pitt Meadows, B.C.  
 V3Y 2S3  
 Tel: (604) 460-6316  
 Fax: (604) 460-6314  
 Email: [deleeuw@smartt.com](mailto:deleeuw@smartt.com)

He is in the process of making a full report of the plumbing and electrical for the above property.

As soon as we receive it I will personally bring you a copy.

Sincerely,

*Paul Sahota*

Paul Sahota



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

1 OF 4

IR 356682

Property Address 525 E. 5TH AVE		Date of Inspection MAY 23/02	
Name and Address of Property Owner/Agent FRANK HOLDINGS LTD. 6626 AUGUS DRIVE		Specifics of Property Address ENTIRE BLDG	Number of Storeys
<del>Contractor</del> VANK, B.C. V6P 5H9		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APARTMENT HOUSE	Permit No. ZONE:
<del>Contractors Business Address</del>		Contractors Business License Account No. BLO2-116317-AM	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APARTMENT HOUSE
Reason for Inspection REQUEST FOR INFO - RS: SOFM		EN*002011	

INSPECTION TODAY @ 2:30PM WITH CONSTABLE JOANNE M'CORMICK (#1368) & HEALTH INSPECTOR, VIRGINIA JORGENSEN REVEALED THE FOLLOWING:

575 E. 5TH AVE (BLDG A) - MAIN FLR COMMON HALLWAY CEILINGS, WALLS & CARPETING ARE IN FAIR CONDITION.

- 2ND FLR COMMON HALLWAY CEILINGS & WALLS SHOW EVIDENCE OF PATCHING. CARPET IS IN FAIR CONDITION.

- 3RD FLR COMMON HALLWAY CEILINGS ARE STAINED. WALLS & CARPET ARE IN FAIR CONDITION.

- 4TH FLR COMMON HALLWAY CEILINGS ARE STAINED. WALLS & CARPET ARE IN FAIR CONDITION.

- EAST STAIRWELL CARPET IS STAINED.

555 E. 5TH AVE (BLDG B) - MAIN FLR COMMON HALLWAY CEILINGS & WALLS SHOW

Date Report Made MAY 23/02	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	L. SUGIE Property Use Insp. - Dist: No. 07 Inspector's Name <i>L. Sugie</i> Signature
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- File \_\_\_\_\_
- Carbon Copy to \_\_\_\_\_
- Refer to BARB WINDSAR & CARLENE ROBBINS

OFFICE USE  
COPIES GIVEN

- Recheck by Inspector in \_\_\_\_\_ days
- \_\_\_\_\_ attention in \_\_\_\_\_ days
- if no \_\_\_\_\_

*jl*

*jl*



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 356682 cont'd

Property Address	<u>525 E. 5TH AVE</u>	Permit No.
Name and Address of Property Owner/Agent	<u>PRANG HOLDINGS LTD 6626 ANICUS DRIVE V6P 5K9</u>	

555 E. 5TH AVE (BLDG B) CONT'D

EVIDENCE OF PATCHING. CARPET IS IN FAIR CONDITION.

- WEST STAIRWELL CARPET IS STAINED. A PUNKBNT  
ORDOUR IS NOTED IN STAIRWELL.

- 2ND FLR COMMON HALLWAY CEILING & WALLS SHOW  
EVIDENCE OF PATCHING. CARPET IS IN FAIR CONDITION.

- EXIT SIGN OUTSIDE OF UNIT <sup>\*</sup>202 IS BLINKING.

- 3RD FLR COMMON HALLWAY CEILINGS & WALLS ARE STAINED.  
CARPET IS IN FAIR CONDITION.

- 4TH FLR COMMON HALLWAY CEILINGS & WALLS ARE STAINED.  
CARPET IS IN FAIR CONDITION.

- WEST STAIRWELL CARPETS ARE STAINED & TORN.

525 E. 5TH AVE (BLDG C) - MAIN FLR COMMON HALLWAY CEILING, WALLS & CARPETS  
ARE IN FAIR CONDITION.

2ND FLR COMMON HALLWAY CEILING & WALLS ARE STAINED  
& ALSO SHOW EVIDENCE OF PATCHING. CARPETS ARE IN  
FAIR CONDITION.

3RD FLR COMMON HALLWAY CEILING & WALLS ARE STAINED  
& ALSO SHOW EVIDENCE OF PATCHING. CARPETS ARE IN  
FAIR CONDITION.

Date Report Made MAY 23/02

L. SUGIE  
Property Use Insp. Dist. No.

07 L. Sugie

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 356682 cont'd

Property Address	<u>525 E. 5<sup>TH</sup> AVE</u>	
Name and Address of Property Owner/Agent	<u>FRANK HOLDINGS LTD. 6626 ANGUS DRIVE N6P 5H9</u>	Permit No.

525 E. 5<sup>TH</sup> AVE (BLDG C) CONT'D

- 4<sup>TH</sup> FLR COMMON HALLWAY CEILING & WALLS ARE STAINED & ALSO SHOW EVIDENCE OF PATCHING. CARPETS ARE IN FAIR CONDITION.

ADJOINING U/G PARKING AREA - NO EVIDENCE OF GARBAGE OR DEBRIS AT THIS TIME.

- EXIT DOORS LOCKS HAVE NOW BEEN REMOVED, ITEM # 4 IN ORDER OF FEB 15, 2002.

INFORMATION FROM BLDG MGR, ROB, REVEALED THAT ALL THREE (3) ROOFS ARE BEING REPLACED. (BLDG A IS COMPLETE, BLDG B IS TO BE DONE & BLDG C IS CURRENTLY BEING DONE). EVIDENCE CAN BE SEEN OF ROOF HOARDING, GARBAGE CHUTE & ROOFING MATERIAL FROM GROUND LEVEL. INFORMATION ALSO REVEALED THAT REPAIRS TO THE FRONT EXTERIOR BALCONIES OF 525 E. 5<sup>TH</sup> AVE CAN NOW BE DONE SINCE THE EVICTION OF THE TENANT IN UNIT S.22(1) (NOTED AS A PROBLEM TENANT BY MGR & POLICE). NOTE: SIXTEEN (16) NEW DOORS TO REPLACE EXISTING DOORS & THE THREE (3) MAIN LOBBY CARPETS ARE TO BE REPLACED.

AS PREVIOUSLY NOTED IN IR # 366978 DATED MAR 27/02, MOST OUTSTANDING ITEMS HAVE BEEN ADDRESSED EXCEPT FOR THE EXTERIOR BALCONY REPAIRS

Date Report Made MAY 23/02

L. SUGIE  
Property Use Insp. - Dist: 07 *L. Sugie*  
Inspector's Name Signature

All additional pages must be stapled to first page.  
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### PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 356682 cont'd

Property Address	<u>525 E. 5TH AVE</u>	
Name and Address of Property Owner/Agent	<u>FRANG HOLDINGS LTD. 6626 ANGLUS DRIVE V6P 5H9</u>	Permit No.

AND THE 2ND FLOOR EASTSIDE WINDOW WHICH THE BROKEN GLASS HAS NOW BEEN TAKEN OUT OF THE FRAME & TO BE REPLACED.

NEAR THE END OF OUR INSPECTION, MR. GOODY SINGH ATTENDED THE BLDG.

REQ: S OF M BY-LAW.

REC: REFER TO BARB WINDSOR & CARLENE ROBBINS FOR INFO.

PHOTOS TAKEN.

Date Report Made MAY 23/02

I. SUGIE  
Property Use Insp. - Dist. N

07 Sugie

Inspector's Name

Signature

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**CITY OF VANCOUVER**  
COMMUNITY SERVICES  
Licences and Inspections Department  
Co-ordinated By-law Enforcement Division

**REGISTERED  
AND HAND DELIVERED**

PLEASE REFER TO:  
Mrs. C. Robbins  
Manager, By-law  
Administration Branch at  
(604) 604-873-7535

2002 July 04

Prang Holdings Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Binary? No  Yes   
To: Edouardo / D. Marcelles / H. Saez / G. Montaner  
Date: July 7/02 init: cl

Dear Sirs/Mesdames:

**RE: 525, 555 and 575 East 5<sup>th</sup> Avenue**

The District Inspectors require access to the above noted buildings to determine the status of our order dated February 15, 2002 and to inspect all three buildings for compliance with the By-Laws.

We call to your attention, Article 1A 6.1.1. of the Vancouver Building By-law, which states in part:

The **Chief Building Official** and any person authorized to act on behalf of the **Chief Building Official**, may enter any **building** or premises at any reasonable time for the purpose of administering or enforcing this By-law, or if there is reason to believe an **unsafe condition** exists.

Consequently, the District Inspectors shall be returning to the above noted buildings on **Wednesday, July 17, 2002 at 10:00 a.m.** to inspect same for compliance with the By-laws and you are requested to provide access to all areas of all three buildings at that time. If this is not a reasonable time for an inspection you or your agent must contact Mrs. C. Robbins of this Department, at (604) 604-873-7535, to make other arrangements for the inspection.

Failure to provide access to your buildings will result in the matter being referred to the City Prosecutor for the laying of charges.

Yours truly,

D.H. Jackson, P. Eng for  
City Building Inspector and  
Chief Building Official

FD/CR/cr

(also sent by regular mail)

Q:\Correspondence\Carlene\Access\2002Archives\07 - July\525e5th.wpd



LICENCE AND INSPECTIONS DEPARTMENT  
INSPECTION REPORT

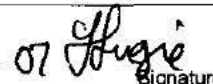
1 OF 7

IR 368780

Property Address 525 E. 5TH AVE		Date of Inspection JULY 17/02	
Name and Address of Property Owner/Agent FRANK HOLDINGS LTD. 6626 ANGUS DRIVE		Specifics of Property Address ENTIRE BLDG	Number of Storeys
Contractor VGP SHS		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APARTMENT HOUSE	Permit No. ZONE: RM-4N
Contractors Business Address	Contractors Business Licence Account No. BL02-11637-AM	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APARTMENT HOUSE	
Reason for Inspection REQUEST FOR INFO - RE: SOFM		EN# 002011 & EN# 004677	

INSPECTION TODAY @ 10AM WITH FRANK DURANTE (DEI), DANNY MASELLI (DEI), JIM MORTIMER (DPI), JOANNE M'CORMICK (CONSTABLE #1368), DAVE CLARK (FIRE PREVENTION), ROB BOWEN (BLDG MGR) & MR. GOODY SINGH REVEALED THE FOLLOWING:

- 525 E. 5TH AVE (BLDGA) - MAIN FLOOR - EAST COMMON HALLWAY <sup>CARPET</sup> IS DIRTY & HAS CIGARETTE BURNS. (REPLACE).
- EAST COMMON HALLWAY CEILING & WALLS ARE IN FAIR CONDITION
- EAST STAIRWELL CARPETS ARE DIRTY & HAS HOLES. (REPAIR)
- EAST STAIRWELL CEILINGS ARE STAINED. (REPAIR & PAINT).
- WEST COMMON HALLWAY CEILING, WALLS & CARPETS ARE IN FAIR CONDITION.
- WEST STAIRWELL CARPETS ARE DIRTY. (CLEAN)

Date Report Made JULY 17/02	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	L. SUGIE Property Use Insp. - Dist: 07 Inspector's Name	Signature 
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File \_\_\_\_\_  
 Carbon Copy to \_\_\_\_\_  
 Refer to Barb Windsor for info  
 Carlene Robbins for info  
 \_\_\_\_\_  
 \_\_\_\_\_

*Handwritten initials*

OFFICE USE

Recheck by Inspector in \_\_\_\_\_ days  
 \_\_\_\_\_ attention in \_\_\_\_\_ days  
 if no \_\_\_\_\_

*Handwritten initials*

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 368780 cont'd

Property Address	<u>525 E. 5TH AVE</u>	
Name and Address of Property Owner/Agent	<u>PRANK HOLDINGS LTD</u> <u>6626 ANGUS DRIVE V6P5H9</u>	Permit No. <u>ZONE: RM-4N</u>

- MAIN FLOOR CONT'D - DU <sup>s.22(1)</sup> - <sup>IS</sup> VACANT & IS UNDER RENOVATION.
- DU <sup>s.22(1)</sup> - SWITCH PLATE IS MISSING IN HALLWAY (PROVIDE)
- CERAMIC <sup>FLOOR</sup> TILES IN HALLWAY ARE BROKEN (REPLACE & REGROUT).
- CERAMIC FLOOR TILES IN KITCHEN ARE BROKEN. (REPLACE & REGROUT).
- BATHROOM SWITCH PLATE IS MISSING (REPLACE).
- BATHROOM CEILING & WALLS ARE PEELING OF PAINT (SCRAPE, PATCH & PAINT).
- BATHROOM FAN COVER IS MISSING. (PROVIDE).
- EAST OF ELEVATOR LOBBY AREA - WINDOW IS BROKEN (REPLACE).

NOTE: THERE ARE THREE (3) DU'S ON THE EAST SIDE NUMBERED <sup>s.22(1)</sup>

THERE ARE SIX (6) DU'S ON THE WEST SIDE NUMBERED <sup>s.22(1)</sup>

- 2ND FLOOR - EAST COMMON HALLWAY CEILING IN FRONT OF DU <sup>s.22(1)</sup> TO FINISHED. (PATCH & PAINT).
- EAST COMMON HALLWAY WALLS & CARPETS ARE IN FAIR CONDITION.
- EAST STAIRWELL IS IN FAIR CONDITION.
- WEST COMMON HALLWAY WALLS, CARPETS & STAIRWELL ARE IN FAIR CONDITION.

Date Report Made JULY 17/02

L. SUCIE  
Property Use Insp. - Dist.

07 L. SUCIE

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 368780 cont'd

Property Address	<u>525 E. 5TH AVE</u>	Permit No.	
Name and Address of Property Owner/Agent	<u>PRANK HOLDINGS LTD 6626 ANGUS DRIVE V6P 5H9</u>	Zone:	<u>RM-4N</u>

2ND FLOOR CONT'D - ELEVATOR LOBBY AREA - CEILING & WALLS ARE STAINED (REPAIR & PAINT).

- DU<sup>§.22(1)</sup> - CONDITION IS GOOD.
- DU<sup>§.22(1)</sup> - DECK FLOORING IS NOT COMPLETED (FINISH REPAIR) - CONDITION IS FAIR.
- DU<sup>§.22(1)</sup> - CONDITION IS FAIR. CURRENTLY HAS NO POWER. HYDRA NOT PAID.
- DU<sup>§.22(1)</sup> - CONDITION IS FAIR.

NOTE: THERE ARE THREE (3) DU'S ON THE EAST SIDE NUMBERED <sup>§.22(1)</sup> [REDACTED]  
 THERE ARE EIGHT (8) DU'S ON THE WEST SIDE NUMBERED FROM <sup>§.22(1)</sup> [REDACTED]  
 DU<sup>§.22(1)</sup> S ON THE EAST SIDE & HAS DIRECT ACCESS FROM THE STREET, ALSO USES WEST ENCLOSED ATRIUM AREA AS PRIVATE ROOM & HAS LOCK ON DOOR (REMOVE & VACATE) (Z & O)

3RD FLOOR - COMMON HALLWAY CEILING, WALLS, CARPET & STAIRWELL ARE IN FAIR CONDITION.

- DU<sup>§.22(1)</sup> - CONDITION IS FAIR. CARPET IS DIRTY (CLEAN).
- DU<sup>§.22(1)</sup> & DU<sup>§.22(1)</sup> REQUIRES NUMBERS ON DOORS. (SUPPLY).
- DU<sup>§.22(1)</sup> - CONDITION IS FAIR.

NOTE: THERE ARE EIGHT (8) DU'S NUMBERED FROM <sup>§.22(1)</sup> TO <sup>§.22(1)</sup>

4TH FLOOR - COMMON HALLWAY CEILING, WALLS, & CARPET ARE IN FAIR CONDITION.  
- STAIRWELL CARPETING ARE DIRTY (CLEAN OR REPLACE).

Date Report Made	<u>JULY 17/02</u>
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L. SUGIE  
 Property Use Insp. - Dist: 07 *[Signature]*  
 Inspector's Name Signature

# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 368780 cont'd

Property Address	<u>525 E. 5<sup>TH</sup> AVE</u>	Permit No.	<u>ZONES! RM-4N</u>
Name and Address of Property Owner/Agent	<u>FRANK HOLDINGS LTD. 6676 ANGUS DRIVE V6P 5H9</u>		

4TH FLOOR CONT'D - DU <sup>#</sup>s.22(1) - CONDITION IS FAIR.

- DU <sup>#</sup>s.22(1) - CONDITION IS GOOD.

- DU <sup>#</sup>s.22(1) REQUIRES NUMBERS ON DOOR (SUPPLY).

- DU <sup>#</sup>s.22(1) - CONDITION IS FAIR.

NOTE: THERE ARE EIGHT (8) DU'S NUMBERED FROM <sup>#</sup>s.22(1) TO <sup>#</sup>s.22(1)

555 E. 5<sup>TH</sup> AVE (BLOC B) - 2ND FLOOR - COMMON HALLWAY STUCCO FINISHED WALL NEAR EXIT DOOR IS CHIPPED. (REPAIR).

- COMMON HALLWAY WALL NEAR DU <sup>#</sup>s.22(1) REQUIRES PATCHING & PAINTING.

- COMMON HALLWAY CEILING, CARPETS & STAIRWELL AREAS IN FAIR CONDITION.

NOTE: THERE ARE EIGHT (8) DU'S NUMBERED FROM <sup>#</sup>s.22(1) TO <sup>#</sup>s.22(1)

- DU <sup>#</sup>s.22(1) - EATING AREA HAS BEEN ADJUSTED TO CREATE A BEDROOM. CONDITION IS FAIR.

- DU <sup>#</sup>s.22(1) - CONDITION IS FAIR.

3RD FLOOR - COMMON HALLWAY CEILING, WALLS & CARPETS ARE IN FAIR CONDITION.

- WEST STAIRWELL CARPET IS STAINED (REPLACE). A PUNGENT ODOR IS NOTED IN STAIRWELL.

- DU <sup>#</sup>s.22(1) - CONDITION IS POOR. UNIT IS STREWN WITH CLOTHING, TOYS, GARBAGE, ETC. TENANT HARD HEARINGS

Date Report Made	<u>July 17/02</u>
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Inspector's Name: L'ESUCIE  
 Signature: 07 Augie



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 368780 cont'd

Property Address	525 E. 5 <sup>TH</sup> AVE	
Name and Address of Property Owner/Agent	PRANK HOLDINGS LTD. 6626 ANGUS DRIVE V6P 5H9	Permit No. ZONE: PM-4N

- 3RD FLOOR CONT'D - BREAKDOWN & HAS VACATED DU. UNIT TO BE CLEANED UP.

NOTE: THERE ARE EIGHT (8) DUS NUMBERED FROM §.22(1) TO §.22(1)

- 4TH FLOOR - COMMON HALLWAY CEILING IS STAINED. (REPAIR & PAINT).
- COMMON HALLWAY WALLS & CARPET ARE IN FAIR CONDITION.
- EAST STAIRWELL CARPET IS STAINED & RIPPED (REPLACE).
- DU §.22(1) - CONDITION IS FAIR.
- DU §.22(1) - HALLWAY SWITCH PLATE IS MISSING. (REPLACE).
- HALLWAY CEILING IS STAINED (REPAIR & PAINT).
- BATHROOM CEILING IS MILDY (CLEAN & PAINT).

NOTE: THERE ARE EIGHT (8) DUS NUMBERED FROM §.22(1) TO §.22(1)

- 575 E. 5<sup>TH</sup> AVE (BLDG C) - MAIN FLOOR - EAST COMMON HALLWAY CEILING IS STAINED & CRACKED. (REPAIR & PAINT).
- EAST COMMON HALLWAY CARPET IS DIRTY. (CLEAN).
  - EAST COMMON HALLWAY WALLS & CEILING'S REQUIRES PAINTING.
  - DU §.22(1) - CONDITION IS FAIR.
  - DU §.22(1) - CONDITION IS FAIR.
  - DU §.22(1) - CONDITION IS FAIR.
  - EAST STAIRWELL CARPETS ARE STAINED & RIPPED. (REPLACE)

Date Report Made	JULY 17/02
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L. SUCIE  
Property Use Insp. - Dist: P 07 *L. Sucie*

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 368780 cont'd

Property Address 525 E. 5TH AVE

Name and Address of Property Owner/Agent FRANK HOLDINGS LTD  
6626 ANGUS DRIVE V6P 5K9

Permit No.           
ZONE: PM-40

MAIN FLOOR CONT'D - ELEVATOR LOBBY AREA - CARPET & WALLS ARE DIRTY (CLEAN).

- WEST COMMON HALLWAY CARPETS ARE IN FAIR CONDITION.

- WEST COMMON HALLWAY CEILINGS & WALLS ARE STAINED.  
(REPAIR & PAINT).

- DU <sup>s.22(1)</sup> - IS VACANT. FAIR CONDITION.

NOTE: THERE ARE TEN (10) D.U.'S ON THE EASTSIDE NUMBERED FROM <sup>s.22(1)</sup> TO <sup>s.22(1)</sup>

THERE ARE FOUR (4) D.U.'S ON THE WESTSIDE NUMBERED FROM <sup>s.22(1)</sup> TO <sup>s.22(1)</sup>

2ND FLOOR - COMMON HALLWAY CEILINGS & WALLS ARE STAINED. (REPAIR & PAINT).

- COMMON HALLWAY WALL IN FRONT OF DU <sup>s.22(1)</sup> IS CRACKED & HAS HOLE  
(REPAIR & PAINT).

- COMMON HALLWAY CARPETS ARE DIRTY & HAVE CIGARETTE BURNS (REPLACE)

- DU <sup>s.22(1)</sup> - CONDITION IS FAIR.

- DU <sup>s.22(1)</sup> - CONDITION IS FAIR.

NOTE: THERE ARE EIGHT (8) D.U.'S NUMBERED FROM <sup>s.22(1)</sup> TO <sup>s.22(1)</sup>

3RD FLOOR - COMMON HALLWAY CEILINGS, WALLS & CARPETS ARE IN FAIR CONDITION.

- STAIRWELL WALLS ARE DIRTY. (CLEAN).

- EAST STAIRWELL CARPETS ARE RIPPED & DIRTY. (REPLACE).

- ELEVATOR LOBBY AREA - WALLS ARE DIRTY. (CLEAN & PAINT).

- DU <sup>s.22(1)</sup> - CONDITION IS FAIR

Date Report Made JULY 17/02

L. SUGIE  
Property Use Insp. - Dist: 07 Sugie  
Inspector's Name Signature



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 368780 cont'd

Property Address	525 E. 5TH AVE	
Name and Address of Property Owner/Agent	PRANE HOLDINGS LTD 6626 ANGUS DRIVE V6P 5H9	Permit No. ZONING: RM-4N

- 3RD FLOOR CONT'D - DV<sup>#</sup> s.22(1) - CONDITION IS FAIR.

- DV<sup>#</sup> s.22(1) - CONDITION IS FAIR.

NOTE: THERE ARE EIGHT (8) DV'S NUMBERED FROM s.22(1) TO s.22(1)

- 4TH FLOOR - COMMON HALLWAY CEILING, WALLS, CARPETS & STAIRWELLS IN FAIR CONDITION.

- ELEVATOR LOBBY AREA - CARPET IS DIRTY. (CLEAN).

- ELEVATOR LOBBY AREA - WALLS ARE DAMAGED (REPAIR & PAINT).

- ELEVATOR LOBBY AREA - CEILING IS STAINED (REPAIR & PAINT).

- ENCLOSED ATRIUM AREA IS USED AS OFFICE & HAS LOCK ON DOOR. (REMOVE & VACATE). USED BY BLDG MGR ROB. (Z#D)

ADJOINING U/G PARKING AREA - NO GARBAGE OR DEBRIS EVIDENT.

PHOTOS NOT TAKEN AT THIS TIME. PROBLEMS WITH DIGITAL CAMERA.

REQ: SOFM AND Z#D BY-LAWS.

REC: REFER TO BARB WINDSOR & CAROLINE ROBBINS FOR INFO.

Date Report Made JULY 17/02

L. SUGIE  
Property Use Insp. - Dist

07 [Signature]

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.



# Co-ordinated Inspection Report (Plumbing & Gas)

IR Number CP 10035

Date of Inspection (yy/mm/dd) 02/07/17

Property Address 525,e 5 th

Specifics of Property Address

Tenant

Number of Storeys three

Owner

Permit Number pl 425125

Contractor

Approved Use of Building/Land

Contractor's Business License Account

Present Use of Building/Land

Reason for inspection

- Enforcement       Final Inspection       Special Inspection  
 Community Care       Strata Titling  
 Other Coordinated inspection

Inspection Carried Out With:

Building	Frank Durante	Fire	Dave Clark
Plbg/Gas	Jim Mortimer	Police	Joanne McCormick
Electrical	Danny Masellis	Health	
Environmental Protection		Prop. Use	Len sugi

Narrative/Observations

Access was obtained to 525 e 5<sup>th</sup> Units # s.22(1) and s.22(1) 555 e 5<sup>th</sup> units # s.22(1) and s.22(1) 575 e 5<sup>th</sup> units # s.22(1) and s.22(1) also the main valve room and the parkade. The sprinkler deficiencies in the valve room have been corrected.

Requirements

Unit # s.22(1) 525 e 5th bld A the kitchen sink drain with garbage grinder has two p traps and is to be installed to Vancouver Building By-law Part 7 Plumbing services. Unit s.22(1) 55 e 5th bld B the kitchen sink drain requires proper grade. The plumbing deficiencies located in the parkade have not been corrected since my last inspection dated 02/02/07 CP10008. Extensive work is still required on the plumbing system in the parkade. The hot water tank B vent fire stop located on the roof is to be corrected.

Recommendations

I recommend the plumber meet with the plumbing inspector to inform him what has to be corrected.



IR Number CP 10035

Date of Inspection (yy/mm/dd) 02/07/17

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

Date Report Made (yy/mm/dd) July 19, 2002 Jim Mortimer  
Inspector

For Supervisor Use Only

- File Domino
- Copy to
- Refer to Carlene Robbins

Recheck by Inspector in \_\_\_\_\_ days  
 \_\_\_\_\_ attention in \_\_\_\_\_ days  
 if no \_\_\_\_\_

David A. Pope

Supervisor

C:\WINDOWS\TEMP\CP10035.wpd



# Co-ordinated Inspection Report (Electrical)

IR Number	CE 10064	Date of Inspection (yy/mm/dd)	02/07/17
Property Address	525 East 5 <sup>th</sup> Avenue	Specifics of Property Address	555, 575 East 5 <sup>th</sup> Avenue
Tenant	n/a	Number of Storeys	4
Owner	Prang Holdings Ltd.	Permit Number	n/a
Contractor	n/a	Approved Use of Building/Land	
Contractor's Business License Account	n/a	Present Use of Building/Land	apartment

Reason for Inspection

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Enforcement | <input type="checkbox"/> Final Inspection | <input type="checkbox"/> Special Inspection |
| <input type="checkbox"/> Community Care         | <input type="checkbox"/> Strata Titling   |   |
| <input type="checkbox"/> Other                  |   |   |

Inspection Carried Out With:

Building	Frank Durante	Fire	Dave
Plbg/Gas	Jim Mortimer	Police	Joanne McCormick - #1368
Electrical	Danny Masellis	Health	n/a
Environmental Protection	n/a	Prop. Use	Len Sugie

Narrative/Observations

Attended co-ordinated enforcement inspection at 525, 555 and 575 East 5<sup>th</sup> Avenue and found the following:

- several suites in 525 E 5<sup>th</sup> Ave have had smoke alarms installed without permit or inspection.
- several suites in 555 E 5<sup>th</sup> Ave have had smoke alarms installed without permit or inspection.
- all suites in 575 E 5<sup>th</sup> Ave have had smoke alarms installed without permit or inspection.
- Fire alarm devices have been changed without permit or re-verification. This work has been done by an company unauthorized (Upper Valley Fire Protection Ltd.) To do fire alarm installations in the City Of Vancouver.
- unit <sup>s.22(1)</sup> 525 E 5<sup>th</sup> Ave has been upgraded/renovated without permits or inspection.
- unit <sup>s.22(1)</sup> 525 E 5<sup>th</sup> Ave has several devices and cover plates missing. Extension cords are being used for permanent wiring. Double taps in panel. 30a breaker, wiring and receptacle installed without permit or inspection for washer/dryer (not installed).
- Wiring method for workshop dryer not approved (issue still outstanding from last order)
- Sprinkler pump has been changed and flow valves reconnected, all without permits or inspections
- Wiring methods in sprinkler valve room unapproved.
- Temporary wiring (extension cords) being used as permanent wiring throughout all buildings.
- Wiring in hot water storage room is unapproved.
- Receptacles at ground floor suites and courtyard do not appear to be GFCI protected and are damaged.

IR Number CE 10064

Date of Inspection (yy/mm/dd) 02/07/17

- All bathrooms in 525, 555 and 575 E 5<sup>th</sup> Ave. contain unapproved razor outlets. GFCI protected outlets are required.
- unit s.22(1) 555 E 5<sup>th</sup> Ave requires receptacle directly behind kitchen sink to be removed and blanked off.
- Ground floor fixtures in 555 and 575 E 5<sup>th</sup> Ave are damaged and require repair.
- Exit signs in 555 and 575 E 5<sup>th</sup> Ave. are not working or damaged.
- Courtyard lighting and receptacles are damaged or not working and require repair.
- Main electrical room/vault has been cleaned up and the walls and floor painted and sealed. Panel covers have been re-installed and extension cords removed. Manager would not reveal the name of the contractor, if any, that did the work.
- Fixtures in parkade are damaged and/or not working. Fixtures in vehicular lanes do not have wire guards.

---

#### Requirements

Receptacles installed in bathrooms must be protected by a personal protection device, called a ground fault circuit interrupter. (CEC Rule 26-702(14) and 26-700(13))

All receptacles and switches must have wall coverplates installed. (CEC Rule 12-3004 and 12-3026)

Outside receptacles installed within 2.5m of ground must be protected by a personal protection device, called a ground fault circuit interrupter. (CEC Rule 26-702(19))

Unacceptable wiring in the laundry room shall be removed or replaced and installed in an acceptable manner. (CEC Rules 2-108 and 2-300, By-law 5563, Section 6.4)

Where more than one wire is terminated under one screw (double tap) of an over current device in the electrical panel, it shall comply with CEC Rule 6-212. Over current device means circuit breaker or fuse (additional will be required).

All wiring in the three buildings, 525, 555, 575 which has previously been covered without electrical inspection authorization, must be checked, and tested by a certified electrical contractor, who must confirm in writing that the installation is safe for use. (City of Vancouver Electrical By-law 5563, Sections 6.6 and 6.9)

The damaged fixtures and receptacles in the courtyard is to be put in good repair. (CEC Rule 2-300)

---

#### Recommendations

Smoke alarm installation permit required. Subject to double fees. Job value \$7500.00

Fire alarm installation permit required. Subject to double fees. Job value \$2500.00

Referred to Carlene Robbins

IR Number CE 10064

Date of Inspection (yy/mm/dd) 02/07/17

Photos Taken?  Yes  No

Notice Posted?  Yes  No

Type of Notice?

Date Report Made (yy/mm/dd) July 23, 2002

Danny Masellis  
Inspector

For Supervisor Use Only

File \_\_\_\_\_

Copy to \_\_\_\_\_

Refer to Carlene Robbins

Recheck by Inspector in \_\_\_\_\_ days

attention in \_\_\_\_\_ days

if no \_\_\_\_\_

Wayne White

Supervisor





# Co-ordinated Inspection Report (Building)

IR Number CB 10094

Date of Inspection (yy/mm/dd) July 17/02

Property Address 525 E 5<sup>th</sup> Ave.

Specifics of Property Address & 555 & 575 E 5<sup>th</sup> Ave.

Tenant

Number of Storeys 4 & ugpk

Owner Prang Holdings Ltd. 6626 Angus Dr. Van.

Permit Number N/K

Contractor N/K

Approved Use of Building/Land Appt.

Contractor's Business License Account N/K

Present Use of Building/Land Appt.

### Reason for Inspection

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Enforcement | <input type="checkbox"/> Final Inspection | <input type="checkbox"/> Special Inspection |
| <input type="checkbox"/> Community Care         | <input type="checkbox"/> Strata Titling   | <input type="checkbox"/> Other              |

### Inspection Carried Out With:

Building	Fire Dave Clark
Plbg/Gas Jim Mortimer	Police Joanne McCormick
Electrical Danny Masellis	Health
Environmental Protection	Prop. Use Len Sugie

### Narrative/Observations

Our detailed access letter dated July 04/02.

525 E 5<sup>th</sup>:

4<sup>th</sup> fl:

**s.22(1)** The exit door on the East side of the elevator lobby is pad locked & the atrium on the other side is being used as a living space by the tenant in **s.22(1)** (Blocking the exit path to the exit stairs.)  
**s.22(1)** has no self closing device ( SCD ) or hard wired smoke alarm in the unit.

The exterior wooden guardrail in front of **s.22(1)** is rotting & is in need of repair. ( Unsafe condition. )

**s.22(1)** No SCD & no smoke alarm.

No SCD & no smoke alarm.

- Propane tank in unit asked to move outside on the deck.

3<sup>rd</sup> fl.:

**s.22(1)** - No SCD & no Smoke alarm.

) - No SCD & no smoke alarm

No SCD & smoke alarm not working ( hard wired ).

The rated exit door to the elevator lobby from the hallway is damaged & must be replaced.

The deck/atrium next to the elevator lobby is rotting against the exterior wall & must be repaired.

2<sup>nd</sup> lf:

**s.22(1)** No SCD & no smoke alarm.



IR Number CB 10094

Date of Inspection (yy/mm/dd) July 17/02

s.22(1) No SCD & no smoke alarm.  
 A portion of the deck has been repaired due to water damage ( rot ).  
 No SCD & no smoke alarm.

The 2 rated doors leading to the lobby are damaged & must be replaced.

1<sup>st</sup> fl.:

s.22(1) No SCD & no smoke alarm.  
 No SCD & smoke alarm is not working ( newly installed GWB on fl. - installed on the wall & by the kitchen - wrong place.)

In the maintenance rm there is paint cans & other hazardous containers which must be kept in a metal cabinet. The dryer vents are the accordion type with some damaged & not working properly. Also the vents to the exterior of the building show signs of being full of lint & the manager was told to have them clean out.

The rated door to the elevator lobby is damaged & must be replaced.

The other rated door from the stairwell is missing the striker plate.

The patio door safety foot locks are missing in almost all of the units we entered.

Some of the suite #'s are missing as well.

The floor #'s have been painted over in the exit stairs & not put back.

There are some of the exit signs which require directional arrows & some require maintenance.

The fire bells etc. have been replaced without permits & no verification has been submitted.

The pump room has no fire rating between the exit stairs above it & the exit corridor beside it. ( open studs)

555 E 5<sup>th</sup>:

Guardrail to the entry is missing on the West side of sidewalk & a portion is missing on the North side of the H/C ramp.

4<sup>th</sup> fl:

s.22(1) No SCD & no smoke alarm.  
 - The suite door has been kicked in & is split & must be replaced. \*\*(several of the suite doors are in need of replacement due to forcible entry )\*\*\*\*\*

Again as in 525 e 5<sup>th</sup> the exit door from the elevator lobby to the atrium is bolted shut.

3<sup>rd</sup> fl.:

s.22(1) No SCD & smoke alarm not working. (H/W - no permits )  
 - Suite door to replace-damaged

2<sup>nd</sup> fl.

s.22(1) No SCD & no smoke alarm.  
 No SCD & no smoke alarm.  
 - A second bedroom has been built where the eating area off the kitchen should have been-no permits for this. ( The manager stated that this has been done to other units.)

1<sup>st</sup> fl.:

s.22(1) No SCD & new smoke alarms installed in wrong location.  
 The suite door is damaged & must be replaced.  
 No SCD & smoke alarm installed in wrong place.

3 exit signs must have directional arrows installed. ( not clear where to go to exit.

On the 1<sup>st</sup> & 2<sup>nd</sup> floors the rated assembly to the elevator lobby from the east hallway has been removed & a passage way made. This MUST be replaced.

575 e 5<sup>th</sup>:

1<sup>st</sup> fl:

s.22(1) 2 dead bolt on suite door. ( No access)

IR Number CB 10094

Date of Inspection (yy/mm/dd) July 17/02

s.22(1) No SCD & smoke in wrong location ( H/W no permits.)

The patio above 108 has had some of the deck repaired.( Water damage.)

s.22(1) No SCD & new smoke alarms in wrong location.

The rated assembly (as noted above in 555 e 5) has also been removed leading to the elevator lobby.

Also another of the rated doors is damaged leading to the elevator lobby & must be replaced.

On the east exit stairs the door leading to the outside of the building must be replaced & a step is required to grade for the landing.( Approx. 14" step ).

2<sup>nd</sup> fl:

s.22(1) No SCD & H/W smoke alarm in wrong location.

No SCD & H/W smoke installed.

\*\*\*\*\* Has a steel gate with a dead bolt on the out side of the suite door opening into the corridor which must be remove.

s.22(1) No SCD & H/W smoke alarm installed.

- this unit has no power in it.

On the opposite side of the hall from s.22(1) the Gwb is coming off the wall due to water damage.

In the exit stairway addition exit signs are required as the exit floor is up & there are two ways to go once you enter the stairs.

The rated doors to the elevator lobby require to be replaced.

3<sup>rd</sup> fl:

s.22(1) No SCD & H/W smoke alarms installed in wrong location.

No SCD & H/W smoke alarms installed in wrong location.

Suite door has 2 dead bolts.

No SCD.

Rated door to elevator lobby to replace.

4<sup>th</sup> fl:

s.22(1) No SCD & H/W smoke alarm in wrong location.

No SCD & H/W smoke alarm in wrong location.

The manager's office is in the atrium which is a required exit & therefor must be removed along with the wall & doorway which was installed to make the room.

The roof is also missing a guardrail around the deck.

Parkade:

There is a penetration in the electrical rm which needs to be fire stopped.

There is flammable material which must be removed.

Several plumbing lines have wooden boxes around them which must be removed.

There are several penetrations in the slab going into the units above which require to be properly fire stopped.

Several of the suite doors have been damaged due to forcible entry & must be replaced. ( At least half of the suites we were able to enter had this problem.

---

#### Requirements

---

#### Recommendations

Refer to Carlene Robbins & to file for info.

IR Number CB 10094

Date of Inspection (yy/mm/dd) July 17/02

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

Date Report Made (yy/mm/dd) July 18, 2002 Frank Durante  
Inspector

For Supervisor Use Only

File \_\_\_\_\_

Copy to \_\_\_\_\_

Refer to Carlene Robbins \_\_\_\_\_

Recheck by Inspector in \_\_\_\_\_ days

\_\_\_\_\_ attention in \_\_\_\_\_ days

if no \_\_\_\_\_

PRS

Supervisor

# VANCOUVER FIRE & RESCUE SERVICES



## INTER-HALL CORRESPONDENCE

Hall No: FIRE PREVENTION OFFICE                      Date: July 25, 2002

To: Carlene Robbins

Cc: Ron Ritchie, Deputy Chief, Fire Prevention  
 Scott Henderson, Captain, Fire Prevention  
 Ron Melnick, Captain, Fire Prevention

From: Ken Suzuki, Fire Prevention Division

Subject: 525 - 575 East 5th Avenue

On Wednesday July 17, 2002 at 10:00 hours, FPI David Clark participated in a coordinated inspection of the above address. The following deficiencies were found:

- Suites - hardwired smoke alarms were either obstructed with tape or disconnected. BC Hydro shut power off, tenants were using candles for light, butane and propane for power.
- Breaches in fire separation throughout building. Additional directional and exit signs are required.
- 1 suite had a wrought iron gate obstructing door and the gate was obstructed with an activated dead bolt.
- Sprinkler room under exit stairs were open studs.
- Manager's office was built in an exit hallway.

Note: also will issue a notice to maintain a fire watch until fire alarm system is verified by a qualified company and previous deficiencies issued by myself are still outstanding.

<b>COMMUNITY SERVICES</b>	
Reg. No. ....	
JUL 26 2002	
ORIGINAL TO: CR	
COPY TO: .....	









# CITY OF VANCOUVER

COMMUNITY SERVICES  
Licences and Inspections Department  
Co-ordinated By-law Enforcement Division

**REGISTERED AND  
HAND DELIVERED**

2002 August 06

Prang Holdings Ltd.  
6626 Angus drive  
Vancouver, BC V6P 5H9

**PLEASE REFER TO:**  
Mrs. B. Windsor  
Deputy Chief License  
Inspector at 604-873-7533

Diary? No Yes   
To: *C Robbins / B Windsor*  
Date: *Sept 4/02* Init: *ER*

Dear Sirs/Mesdames:

**RE: 525, 555 and 575 East 5<sup>th</sup> Avenue**

This is further to our order dated February 15, 2002 and our meeting with you and the District Inspectors on February 26, 2002.

Our records indicate that to date you have not complied with the terms of our order. In addition, the District Inspectors recently conducted a detailed inspection of all three buildings and noted the following violations:

**525 East 5<sup>th</sup> (Building A):**

**Building By-law:**

Hard wired smoke alarms: are missing in the following units:

**s.22(1)** [REDACTED]

are installed in the wrong location in the following unit:

**s.22(1)** [REDACTED]

Self-closing devices: are missing on suite entry doors for the following units:

**s.22(1)** [REDACTED]

Exit doors: rated door to the 1<sup>st</sup> storey lobby is damaged;  
rated door on the 1<sup>st</sup> storey is missing a striker plate;  
rated doors to the 2<sup>nd</sup> storey lobby are damaged;  
rated door to the 3<sup>rd</sup> storey lobby is damaged;

Individual suites: **s.22(1)** has been altered and expanded to include the open area adjacent to the elevator lobby without permit or approval (note: this is a required exit)

- the exterior wooden guardrail adjacent to s.22(1) is rotten;

**Maintenance Room:**

- paint cans and hazardous containers are being improperly stored;
- dryer vents are damaged and clogged with lint;

**General:**

- patio door safety foot locks are missing in most of the units;
- some suite numbers are not displayed;
- floor numbers in the exit stairs have been painted over;
- exit signs do not have directional arrows
- there is no fire resistance rating to the pump room;
- a portion of the floor/wall area in the open area on the 3<sup>rd</sup> storey adjacent to the lobby shows signs of rot;

**Electrical By-law:**

**General:**

- Fire alarm devices have been changed without permit or verification. This work has been carried out by an unauthorized company (Upper Valley Fire Protection Ltd);
- extension cords are being used in place of fixed wiring throughout the building;
- bathroom receptacles throughout are not GFCI protected;

**Individual suites:**

- several suites have had hard wired smoke alarms installed without permit or inspection;
- s.22(1) - has had electrical work carried out without permit or inspection;
- s.22(1) - has devices and cover plates missing, extension cords in place of fixed wiring, double taps in the panel, 30a breaker, wiring and receptacles installed without permit or inspection;

**Workshop, storage and  
sprinkler valve room:**

- the wiring methods for the workshop dryer, hot water storage room and the sprinkler valve room are not approved;
- the sprinkler pump has been changed and flow valves reconnected without permit or inspection;

**Parkade:**

- fixtures are damaged and/or not working
- fixtures are not protected from mechanical damage;

Standards of Maintenance By-law:

- Common areas:                   - carpets in hallways and stairwells are dirty and/or damaged;  
    - there is a broken window in the lobby area( main floor);
- Individual suites:               s.22(1) ceramic floor tiles in kitchen and hall are broken;  
    - Cover plates are missing in hall;  
    - bathroom ceiling & walls and peeling;  
    s.22(1) repairs to deck flooring has not been completed;  
    carpet is dirty;

\*\*\*\*\*

**555 East 5<sup>th</sup> Avenue (Building B)**Building By-law:

Hard wired smoke alarms:   are missing in the following units:

s.22(1)

are installed in the wrong location in the following units:

s.22(1)

Self-closing devices:       are missing on suite entry doors for the following units:

s.22(1)

Individual suites:           s.22(1) suite entry door is damaged;  
    suite entry door is damaged;  
    alterations have been carried out to provide an  
    additional bedroom without permit or approval;

General:                       -guardrail is missing to the entry on the west side and on  
    the handicapped ramp;  
    -the exit door from the elevator lobby on the 4<sup>th</sup> floor to  
    the open area has been bolted shut;  
    -exit signs do not have directional arrows;  
    -the rated assemblies to the elevator lobbies on the 1<sup>st</sup>  
    and 2<sup>nd</sup> storeys from the east hallways have been  
    removed;

Electrical By-law:

- General:
- Fire alarm devices have been changed without permit or verification. This work has been carried out by an unauthorized company (Upper Valley Fire Protection Ltd);
  - Hard wired smoke alarms have been installed in several suites without permit or inspection;
  - bathroom receptacles throughout are not GFCI protected;
  - ground floor fixtures are damaged;
  - exit signs either are not working or damaged;

Individual suites: s.22(1) receptacle directly behind the kitchen sink must be removed and blanked off;

Standards of Maintenance By-law:

- Common areas:
- 2<sup>nd</sup> storey:
    - hallway stucco finish on the wall is chipped in areas;
  - 3<sup>rd</sup> storey:
    - west stairway carpet is stained;
  - 4<sup>th</sup> storey:
    - hallway and ceiling are stained;
    - east stairway carpet is stained;

Individual Suites: s.22(1) is vacant but littered with garbage and miscellaneous items;  
 s.22(1) hallway ceiling is stained, bathroom ceiling is mouldy;

\*\*\*\*\*

**575 East 5<sup>th</sup> Avenue (Building C):**

Building By-law:

Hard wired smoke alarms: have been installed in the wrong location in the following units:

s.22(1) [Redacted]

Self-closing devices: are missing on suite entry doors for the following units:

s.22(1) [Redacted]



Individual suites: s.22(1) a steel gate and dead bolt has been installed on the outside of the suite entry door and must be removed;

General:

- the rated assembly to the elevator lobby on the 1<sup>st</sup> storey has been removed;
- the rated door leading to the elevator lobby on the 1<sup>st</sup> storey has been damaged;
- the door leading to the outside on the east exit stairs must be replaced and a step must be installed;

2<sup>nd</sup> storey:

- a portion of the GWB is coming off of the wall in the hallway due to water damage;
- exit signs are missing in the exit stairway;
- rated doors leading to the elevator lobby are damaged;

3<sup>rd</sup> storey:

- rated door to the elevator lobby is damaged;

4<sup>th</sup> storey:

- the open area adjacent to the elevator lobby has been altered to create the manager's office without permit or approval - this is a required exit area

Roof:

- the guardrail is missing around the deck;

Parkade:

- firestopping is missing in the electrical room;
- flammable materials are being stored;
- several plumbing lines have wooden boxes constructed around them that must be removed;
- firestopping is missing between the slab and the units above;

#### Electrical By-law:

General:

- Fire alarm devices have been changed without permit or verification. This work has been carried out by an unauthorized company (Upper Valley Fire Protection Ltd);
- Hard wired smoke alarms have been installed in suites without permit or inspection;
- bathroom receptacles throughout are not GFCI protected;
- ground floor fixtures are damaged;
- exit signs either are not working or damaged;

#### Standards of Maintenance By-law:

Common areas:

1<sup>st</sup> storey:

- east hallway walls & ceilings are stained and cracked;
- east stairway carpets are stained and ripped;
- elevator lobby carpets and walls are dirty;
- west hallway ceiling and walls are stained;



2<sup>nd</sup> storey:

- hallway ceiling and walls are stained;
- hallway wall near s.22(1) is cracked and has a hole in it;
- hallway carpets are dirty and have cigarette burns;

3<sup>rd</sup> storey:

- stairwell walls are dirty;
- stairwell carpets are dirty and ripped;

- elevator lobby walls are dirty;

4<sup>th</sup> storey:

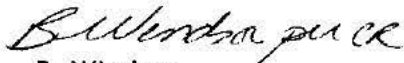
- elevator lobby carpet is dirty;
- elevator lobby walls are damaged;
- elevator lobby ceiling is stained;

\*\*\*\*\*

I note also that on July 25, 2002, the Fire Department issued a notice requiring a **24 hour fire watch** to the above noted buildings until the fire alarm system has been verified by a qualified company.

Your lack of compliance with our previous order, the extent of the violations noted above, and your apparent inability to properly manage and maintain these buildings, leaves me with no alternative than to bring this matter before City Council. You will receive notification from the City Clerk as to the date, time and purpose of the hearing.

Yours truly,



B. Windsor  
Deputy Chief License Inspector

CR/cr

bcc: Frank Durante, Building  
Joanne McCormick, Police  
Danny Masellis, Electrical  
Len Sugie, Property Use  
Jim Mortimer, Plumbing  
Ken Suzuki, Fire  
Carlene Robbins, By-law Administration



# Building Inspection Report

IR Number BI 17178

Date of Inspection (yy/mm/dd) Aug.14/02

Property Address 525 E 5<sup>th</sup> Ave.

Specifics of Property Address & 555 & 575 E 5<sup>th</sup> Ave.

Tenant

Number of Storeys 4 & ugpk

Owner Prang Holdings Ltd. 6626 Angus Dr. Van.

Permit Number BU 422605

Contractor N/K

Approved Use of Building/Land Appt.

Contractor's Business License Account N/K

Present Use of Building/Land Appt.

Reason for Inspection Field review

**Narrative/Observations**

A bu, el & owner's letter req'd.  
The project cost must be upgraded to \$7,000.00.

**Requirements**

**Recommendations**

Ok to issue bu once owner's letter rec'd & project value upgraded to \$7,000.00.

Photos Taken?  Yes  No Notice Posted?  Yes  No Type of Notice?

Date Report Made (yy/mm/dd) August 14, 2002 Frank Durante  
Inspector

**For Supervisor Use Only**

File \_\_\_\_\_  
 Copy to \_\_\_\_\_  
 Refer to Plan Reg \_\_\_\_\_

Recheck by inspector in \_\_\_\_\_ days  
attention in \_\_\_\_\_ days  
if no \_\_\_\_\_

PRS

Supervisor



CITY OF VANCOUVER  
COMMUNITY SERVICES

# COMPLAINT FORM

C 0380

EN 007212

Address of Premise Involved: s.22(1) - 575 E. 5 <sup>TH</sup> AVE	Date: NOV. 18, 2002
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1) s.22(1)	CONFIDENTIAL
Address: s.22(1) - 575 E. 5 <sup>TH</sup> AVE	Phone Number: al s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: <i>R</i>
--	--------------------------------

Nature of Complaint:	
<input type="checkbox"/> Z&D By-law	<input type="checkbox"/> Building
<input type="checkbox"/> Electrical	<input type="checkbox"/> Plumbing
<input checked="" type="checkbox"/> Standards of Maintenance	
<input type="checkbox"/> U/T	<input type="checkbox"/> Sign
<input type="checkbox"/> Licences	<input type="checkbox"/> Other
- sim problems in suite	
- water damage	
- main hallways/stairways carpet moldy and water damaged.	
Call Complainant Back:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Call Complainant To Arrange Inspection Time:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No complainant will call Tues AM to set-up apt.

FILE COPY

Received By: WCLA	
Referred To: LUN 5.	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



**White Eagle**  
**Fire Prevention Services Ltd.**

3226 Chrome Crescent, Coquitlam, B.C. V3E 1M5  
Tel: (604) 240-6133 Fax: (604) 941-7267

Fire Alarm Design & Service - Verification - Inspections - Contract Work - Sprinklers  
Fire Extinguishers - FM200, Halon 1301, and CO2 Systems - Emergency Lighting

October 9, 2002

Prang Holdings Ltd  
575 West 45<sup>th</sup> Avenue  
Vancouver, British Columbia

EL 468557

Dear Sir,

Reference: Fire Alarm System for Great Northern Arms  
525 E. 5<sup>th</sup> Avenue, Vancouver, British Columbia

Please be advised that the fire alarm system was commissioned and verified and left in a fully operational state on October 8, 2002.

The devices were tested and verified as per CAN/ULC S537-97 'Verification of Fire Alarm Systems' and listed on the attached report. Panel functions were tested and are working properly. The system was left fully operational and trouble free.

If you have any questions or require additional information, please contact the undersigned.

Yours truly,

Tad Z. Bukala  
Service Manager

**APPENDIX C**

**C2. FIRE ALARM SYSTEM VERIFICATION REPORT**

(Amended for use in the City of Vancouver as an attachment to Bulletin 2000-021-EL(Revised))  
 (Reference: Clause 3.1.2.)

BUILDING NAME: Great Northern Arms

DATE: 08 October, 2002

ADDRESS: 525-575 E. 5th Ave.

SYSTEM MANUFACTURER:

Vancouver

Mircom

British Columbia

SINGLE STAGE OPERATION   
 TWO STAGE OPERATION

MODEL NO:  
FA-1000

EL468557

1. This is to certify that the Fire Alarm System has been verified in accordance with the Standard for the Verification of Fire Alarm Systems, CAN/ULC-S537, and these records document the results of testing and inspections performed.
2. The *Fire Alarm System* conforms to the documented description of the system. YES  NO
3. The Fire Alarm System is now fully functional without deficiencies YES  NO
4. Components of the existing Fire Alarm System have been modified or replaced with components from a different manufacturer and are compatible with the existing Fire Alarm System components YES  NO  N/A   
 NOTE: ULC test report is attached in conformance with Item 5 of Bulletin 2000-021-EL (Revised) YES  NO
5. Documentation indicated in Clause C3.1 of Appendix C is provided on site YES  NO
6. The *Fire Alarm System* is connected to an acceptable central monitoring station via a supervised circuit of a ULC-listed transmitter approved for the purpose. YES  NO

If "Yes", specify the name and location of the central monitoring station: \_\_\_\_\_

and provide a copy of ULC Certificate "Central Station Fire Protective Signalling Service" Certificate No. \_\_\_\_\_

7. A copy of this report will be given to Prang Holdings who is the owner or owner's representative for this building. YES  NO

Tad Bukala  
  
 Printed Name and Signature of Primary or Supervising Technician Conducting the Verification

White Eagle Fire Prevention Services Ltd.  
 3226 Chrome Crescent, Coquitlam,  
 British Columbia, V3E 1M5  
 Company (604) 240-6133 Telephone

\_\_\_\_\_  
 Printed Name and Signature of Technician

White Eagle Fire Prevention Services Ltd.  
 3226 Chrome Crescent, Coquitlam,  
 British Columbia, V3E 1M5  
 Company (604) 240-6133 Telephone

\_\_\_\_\_  
 Printed Name and Signature of Designer

\_\_\_\_\_  
 Company (604) Telephone



**WHITE EAGLE FIRE PREVENTION SERVICES LTD.**

Commissioning	Date: 08/10/02	Job: Great Northern Arms, 525 E. 5th Avenue, Vancouver				
Device Description	Zone/Device#	Location	Alarm	Sup	Properly Installed	Comments
Mircom FA-1000 Control	3811	Electrical room	✓	✓	✓	
Batteries	18 AH			✓		
Annunciator		525 Entrance	✓	✓	✓	
Annunciator		555 Entrance	✓	✓	✓	
Annunciator		575 Entrance	✓	✓	✓	
<b>ZONING LIST</b>						
	1	525 Elevator Shaft				
	2	525 - 4th Floor				
	3	525 - 3rd Floor				
	4	525 - 2nd Floor				
	5	525 - 1st Floor				
	6	Spare				
	7	Spare				
	8	Parking				
	9	555 Elevator Shaft				
	10	555 - 4th Floor				
	11	555 - 3rd Floor				
	12	555 - 2nd Floor				
	13	555 - 1st Floor				
	14	Spare				
	15	Spare				
	16	Parkade Sprinkler				
	17	575 Elevator Shaft				
	18	575 - 4th Floor				
	19	575 - 3rd Floor				
	20	575 - 2nd Floor				
	21	575 - 1st Floor				
	22	Spare				
	23	Spare				
	24	Sprinkler Trouble				
<b>BELL CIRCUITS</b>						
	A	Building 575				
	B	Building 555				
	C	Building 525				
	D	Spare				
<b>BUILDING 575</b>						
Manual Pullstation	8	Parkade east	✓	✓	✓	
Bell	A	Parkade east	✓	✓	✓	
Heat Detector	8	Sump room	✓	✓	✓	
EOL	8	Sump room	✓	✓	✓	
Heat Detector	17	Top of elevator shaft - 575	✓	✓	✓	EOL

**WHITE EAGLE FIRE PREVENTION SERVICES LTD.**

Commissioning		Date: 08/10/02	Job: Great Northern Arms, 525 E. 5th Avenue, Vancouver			
Device Description	Zone/Device#	Location	Alarm	Sup	Property Installed	Comments
Heat Detector	9	Top of elevator shaft - 555	✓	✓	✓	EOL
Heat Detector	1	Top of elevator shaft - 525	✓	✓	✓	EOL
Bell	A	Corridor by 5	✓	✓	✓	
<b>1st FLOOR</b>						
Manual Pullstation	21	Elevator lobby south exit	✓	✓	✓	
Manual Pullstation	21	Elevator lobby north exit	✓	✓	✓	
Bell	A	Elevator lobby	✓	✓	✓	
Heat Detector	21	Elevator lobby	✓	✓	✓	
Manual Pullstation	21	West exit corridor	✓	✓	✓	
Heat Detector	21	Corridor west	✓	✓	✓	
Bell	A	Corridor by 5	✓	✓	✓	
Heat Detector	21	Corridor by 6	✓	✓	✓	
Heat Detector	21	Corridor by 101	✓	✓	✓	
Bell	A	Corridor by 102	✓	✓	✓	
Heat Detector	21	Corridor by 102	✓	✓	✓	
Heat Detector	21	Corridor by 103	✓	✓	✓	
Manual Pullstation	21	East exit	✓	✓	✓	EOL
<b>2nd FLOOR</b>						
Manual Pullstation	20	East exit	✓	✓	✓	EOL
Heat Detector	20	Corridor by 205	✓	✓	✓	
Bell	A	Corridor by 204	✓	✓	✓	
Heat Detector	20	Corridor by 207	✓	✓	✓	
Bell	A	Corridor by 201	✓	✓	✓	
Heat Detector	20	Corridor by 203	✓	✓	✓	
Bell	A	Elevator lobby	✓	✓	✓	
Heat Detector	20	Elevator lobby	✓	✓	✓	
Manual Pullstation	20	Elevator lobby	✓	✓	✓	
Heat Detector	20	Corridor west	✓	✓	✓	
Manual Pullstation	20	West exit	✓	✓	✓	
<b>3rd FLOOR</b>						
Heat Detector	19	Elevator lobby	✓	✓	✓	
Manual Pullstation	19	Elevator lobby	✓	✓	✓	
Bell	A	Elevator lobby	✓	✓	✓	
Manual Pullstation	19	West exit	✓	✓	✓	
Heat Detector	19	Corridor west	✓	✓	✓	
Bell	A	Corridor by 301	✓	✓	✓	
Heat Detector	19	Corridor by 303	✓	✓	✓	
Bell	A	Corridor by 304	✓	✓	✓	
Heat Detector	19	Corridor by 307	✓	✓	✓	
Manual Pullstation	19	East exit	✓	✓	✓	EOL
Heat Detector	19	Corridor east	✓	✓	✓	

## WHITE EAGLE FIRE PREVENTION SERVICES LTD.

Commissioning	Date: 06/10/02	Job: Great Northern Arms, 525 E. 5th Avenue, Vancouver				
Device Description	Zone/Device#	Location	Alarm	Sup	Properly Installed	Comments
<b>4th FLOOR</b>						
Heat Detector	18	Top of east stair	✓	✓	✓	
Manual Pullstation	18	East exit	✓	✓	✓	EOL
Heat Detector	18	Corridor east	✓		✓	
Bell	A	Corridor by 404	✓	✓	✓	EOL
Heat Detector	18	Corridor by 407	✓		✓	
Bell	A	Corridor by 401	✓	✓	✓	
Heat Detector	18	Corridor by 403	✓		✓	
Bell	A	Elevator lobby	✓		✓	
Heat Detector	18	Elevator lobby	✓		✓	
Manual Pullstation	18	Elevator lobby	✓	✓	✓	
Heat Detector	18	Corridor west	✓	✓	✓	
Manual Pullstation	18	West exit	✓	✓	✓	
Heat Detector	18	Top of south stair	✓		✓	
<b>556 BUILDING</b>						
<b>4th FLOOR</b>						
Manual Pullstation	10	Elevator lobby	✓	✓	✓	
Bell	B	Elevator lobby	✓	✓	✓	
Bell	B	Corridor by 401	✓	✓	✓	
Bell	B	corridor by 407	✓	✓	✓	EOL
Manual Pullstation	10	Corridor east exit	✓	✓	✓	
CR-135 Heat Detector	10	Top of south stairs	✓		✓	
CR-135 Heat Detector	10	Elevator lobby	✓		✓	
CR-135 Heat Detector	10	Corridor east	✓		✓	
CR-135 Heat Detector	10	Corridor by 403	✓		✓	
CR-135 Heat Detector	10	Corridor by 407	✓		✓	
CR-135 Heat Detector	10	Corridor by 405	✓		✓	
Manual Pullstation	10	West exit	✓	✓	✓	EOL
Heat Detector	10	Top of west stair	✓		✓	
<b>3rd FLOOR</b>						
Manual Pullstation	11	West exit	✓	✓	✓	EOL
MIR-601 Heat Detector	11	Corridor west	✓	✓	✓	
Bell	B	Corridor by 307	✓	✓	✓	
CR-135 Heat Detector	11	Corridor by 307	✓		✓	
Bell	B	Corridor by 301	✓		✓	
CR-135 Heat Detector	11	Corridor by 305	✓		✓	
Manual Pullstation	B	Elevator lobby	✓	✓	✓	
281 Heat Detector	11	Elevator lobby	✓		✓	
Bell	B	Elevator lobby	✓	✓	✓	
MIR-601 Heat Detector	11	Corridor east	✓	✓	✓	
Manual Pullstation	11	Corridor east exit	✓	✓	✓	

Technician: Tad Bukala

Misc



**WHITE EAGLE FIRE PREVENTION SERVICES LTD.**

Commissioning	Date: 98/10/02	Job: Great Northern Arms, 525 E. 5th Avenue, Vancouver				
Device Description	Zone/Device#	Location	Alarm	Sup	Properly Installed	Comments
<b>2nd FLOOR</b>						
Manual Pullstation	12	Corridor east exit	✓	✓	✓	
MIR-601 Heat Detector	12	Corridor east	✓	✓	✓	
Bell	B	Corridor by 211	✓	✓	✓	
Bell	B	Elevator lobby	✓	✓	✓	
Manual Pullstation	12	Elevator lobby	✓	✓	✓	
MIR-601 Heat Detector	12	Elevator lobby	✓	✓	✓	
Bell	B	Corridor by 201	✓	✓	✓	
MIR-601 Heat Detector	12	Corridor by 203	✓	✓	✓	
Bell	B	Corridor by 207	✓	✓	✓	
CR-135 Heat Detector	12	Corridor by 207	✓	✓	✓	
Manual Pullstation	12	West exit	✓	✓	✓	EOL
CR-135 Heat Detector	12	Corridor west	✓	✓	✓	
Manual Pullstation	4	East exit corridor	✓	✓	✓	
Heat Detector	4	Corridor by 209	✓	✓	✓	
Bell	B	East corridor	✓	✓	✓	
Heat Detector	12	East corridor by 212	✓	✓	✓	
Manual Pullstation	12	East corridor west exit	✓	✓	✓	
<b>1st FLOOR</b>						
MIR-601 Heat Detector	13	Corridor west	✓	✓	✓	
Manual Pullstation	12	West exit	✓	✓	✓	
Bell	B	Corridor by 105	✓	✓	✓	
Heat Detector	13	Corridor by 105	✓	✓	✓	
Heat Detector	13	Corridor by 101	✓	✓	✓	
Bell	B	Corridor by 4	✓	✓	✓	
MIR-601 Heat Detector	13	Corridor by laundry room	✓	✓	✓	
Bell	B	Elevator lobby	✓	✓	✓	
Manual Pullstation	13	Elevator lobby	✓	✓	✓	
MIR-601 Heat Detector	13	Elevator lobby	✓	✓	✓	
Bell	B	West corridor	✓	✓	✓	
Heat Detector	13	Laundry room	✓	✓	✓	
Manual Pullstation	13	Corridor east	✓	✓	✓	
Manual Pullstation	13	West corridor west exit	✓	✓	✓	
MIR-601 Heat Detector	13	Corridor by 109	✓	✓	✓	
Bell	B	West corridor	✓	✓	✓	
MIR-601 Heat Detector	5	Corridor by 107	✓	✓	✓	
Manual Pullstation	5	East exit	✓	✓	✓	
Manual	8	Parkade centre	✓	✓	✓	
Bell	B	Parkade centre	✓	✓	✓	

**WHITE EAGLE FIRE PREVENTION SERVICES LTD.**

Commissioning		Date: 08/10/02	Job: Great Northern Arms, 525 E. 5th Avenue, Vancouver			
Device Description	Zone/Device#	Location	Alarm	Sup	Property Installed	Comments
<b>525 BUILDING</b>						
<b>4th FLOOR</b>						
CR-135 Heat Detector	2	Top of south stair	✓		✓	
Manual Pullstation	2	Elevator lobby	✓	✓	✓	
CR-135 Heat Detector	2	Elevator lobby	✓		✓	
Bell	C	Elevator lobby	✓	✓	✓	
CR-135 Heat Detector	2	Corridor by 403	✓		✓	
Bell	C	Corridor by 401	✓	✓	✓	
CR-135 Heat Detector	2	Corridor by 401	✓		✓	
Bell	C	Corridor by 407	✓	✓	✓	
CR-135 Heat Detector	2	Corridor by 407	✓		✓	
Manual Pullstation	2	West exit	✓	✓	✓	EOL
281 Heat Detector	2	Corridor by 405	✓		✓	
Bell	C	Unit s.22(1)	✓	✓	✓	EOL
Manual Pullstation	2	Unit	✓	✓	✓	
Manual Pullstation	2	West corridor east exit	✓	✓	✓	
Heat Detector	2	Top of west stair	✓		✓	
<b>3rd FLOOR</b>						
281 Heat Detector	3	Elevator lobby	✓		✓	
Bell	C	Near office	✓	✓	✓	
Bell	C	Elevator lobby	✓	✓	✓	
Manual Pullstation	3	West corridor east exit	✓	✓	✓	
Manual Pullstation	3	Elevator lobby	✓	✓	✓	
281 Heat Detector	3	Corridor by 301	✓		✓	
Bell	C	Corridor by 301	✓	✓	✓	
MIR-601 Heat Detector	C	Corridor by 303	✓	✓	✓	
Bell	C	Corridor by 307	✓	✓	✓	
281 Heat Detector	3	Corridor by 307	✓		✓	
Manual Pullstation	3	West exit	✓	✓	✓	EOL
281 Heat Detector	3	Corridor by 305	✓		✓	
<b>2nd FLOOR</b>						
CR-135 Heat Detector	4	Corridor by 204	✓		✓	
Manual Pullstation	4	West exit	✓	✓	✓	
CR-135 Heat Detector	4	Corridor by 207	✓		✓	
Bell	C	Corridor by 207	✓	✓	✓	
CR-135 Heat Detector	4	Corridor by 203	✓		✓	
Bell	C	Corridor by 201	✓	✓	✓	
Manual Pullstation	4	West corridor east exit	✓	✓	✓	
Bell	C	Elevator lobby	✓	✓	✓	
MIR-601 Heat Detector	4	Elevator lobby	✓	✓	✓	
Manual Pullstation	4	Elevator lobby	✓	✓	✓	



## WHITE EAGLE FIRE PREVENTION SERVICES LTD.

Commissioning	Date: 08/10/02	Job: Great Northern Arms, 525 E. 5th Avenue, Vancouver				
Device Description	Zone/Device#	Location	Alarm	Sup	Property Installed	Comments
Bell	C	East corridor	✓	✓	✓	EOL
Bell	C	East corridor	✓	✓	✓	
CR-135 Heat Detector	4	East corridor by 211	✓	✓	✓	
MIR-601 Heat Detector	4	Near 209	✓	✓	✓	
Manual Pullstation	4	East corridor exit	✓	✓	✓	
<b>1st FLOOR</b>						
Manual Pullstation	5	Elevator lobby north	✓	✓	✓	
Bell	C	Elevator lobby	✓	✓	✓	
Manual Pullstation	5	Elevator lobby	✓	✓	✓	
Bell	C	East corridor by 109	✓	✓	✓	
Manual Pullstation	5	East corridor exit	✓	✓	✓	
Bell	C	Corridor by 2	✓	✓	✓	
Bell	C	Corridor by 105	✓	✓	✓	
Manual Pullstation	5	West exit	✓	✓	✓	EOL
Manual Pullstation	5	By laundry room	✓	✓	✓	
Bell	C	Parkade west	✓	✓	✓	
Bell	A	Parkade centre	✓	✓	✓	
Manual Pullstation	8	Parkade west	✓	✓	✓	
281 Heat Detector	5	Laundry room	✓	✓	✓	
MIR-601 Heat Detector	5	Elevator lobby	✓	✓	✓	
MIR-601 Heat Detector	5	By laundry room	✓	✓	✓	
MIR-601 Heat Detector	5	Corridor - 101/106	✓	✓	✓	
MIR-601 Heat Detector	5	Corridor - 102/105	✓	✓	✓	
CR-135 Heat Detector	5	Corridor - 103	✓	✓	✓	
MIR-601 Heat Detector	5	Corridor - 107	✓	✓	✓	
Heat Detector	5	Corridor - 109	✓	✓	✓	
Manual Pullstation	5	Bottom of east stair	✓	✓	✓	
CR-135 Heat Detector	5	Top of east stair	✓	✓	✓	
CR-135 Heat Detector	5	Workshop 2	✓	✓	✓	
CR-135 Heat Detector	5	Workshop 2	✓	✓	✓	
CR-135 Heat Detector	5	Workshop 2	✓	✓	✓	
CR-135 Heat Detector	5	Workshop 2	✓	✓	✓	
<b>PARKADE</b>						
Manual	8	Parkade west	✓	✓	✓	
Heat Detector	8	Electrical room	✓	✓	✓	
Bell	C	Parkade west	✓	✓	✓	
<b>1ST FLOOR SPRINKLER ROOM</b>						
PSP1A Tamper Switch	24	Dry sprinkler valve	✓	✓	✓	
EPSA40-1 Pressure Sw.	24	Low air	✓	✓	✓	EOL
Pressure Switch	16	Sprinkler flow	✓	✓	✓	EOL