



COMMUNITY SERVICES GROUP  
Licences and Inspections  
Inspections

REGISTERED AND REGULAR MAIL

December 23, 2010

PLEASE REFER TO:  
Mrs. C. Robbins  
Manager, Property Use  
Inspection Branch  
At 604-873-7563

s.22(3)(b)  
[Redacted]

**ORDER**

*C. Robbins*  
*Jan 14/11*

Dear Madam:

RE: 2862 Pandora Street  
Plan 1169 District Lot THSL Lot 10 of 41 PID 012-201-600

This is with respect to the recent fire that extensively damaged your building at the above location.

Our Inspection Services report that services to the building have been disconnected and that the building has been boarded-up. Accordingly, a NOT SAFE TO OCCUPY notice has been posted on the building.

Given the numerous by-law violations that existed in the building prior to the fire and the extensive damage caused by the fire, it is the City's position that the building must be demolished.

Therefore, pursuant to Article 1A.6.1.2. of Division C of the Building By-law, you are ordered to:

- a) obtain a building permit and pull down and demolish the building

BY JANUARY 14, 2011

IF YOU FAIL TO COMPLY WITH THIS ORDER, I WILL BRING THIS MATTER BEFORE CITY COUNCIL TO REQUEST THAT THE BUILDING BE DECLARED A NUISANCE PURSUANT TO SECTION 324A OF THE VANCOUVER CHARTER. THIS ACTION MAY RESULT IN CITY COUNCIL ORDERING YOU TO DEMOLISH THE BUILDING AND HAVING THE WORK DONE AT YOUR EXPENSE SHOULD YOU DEFAULT ON THE ORDER.

Yours truly,

*[Signature]*  
W.M. Johnston, P. Eng  
Chief Building Official and  
Director of Licenses & Inspections

Q:\Correspondence\Enforcement\2010\Archives\2862pandora2.doc

City Hall 453 West 12th Avenue Vancouver BC V5Y 1V4 Vancouver.ca  
Inspections tel: 604.873.7601 fax: 604.873.7100

CR/

Copy: posted on building



CITY OF VANCOUVER  
COMMUNITY SERVICES GROUP  
Licences and Inspections

## LEGAL NOTICE

# NOT SAFE TO OCCUPY

Date Posted: Dec 23, 2010

Property Address 2862 PANDORA

(specifics of Property Address) \_\_\_\_\_

Violation BUILDING, ELECTRICAL, STANDARDS  
OF MAINTENANCE BY-LAWS

You are hereby ordered that the above noted building or portion thereof shall NOT BE OCCUPIED without approval of the City Official designated below.

- CITY BUILDING INSPECTOR
- CITY ELECTRICIAN

Per: *[Signature]*

No Person shall remove or in any way tamper with this Notice



IR Number **BI 38789**      EN Number \_\_\_\_\_      Date of Inspection (yyyy/mm/dd) **2010/12/23**  
 Main Address **2862 Pandora**      Specifics and/or Suite # **entire**  
 Secondary Address \_\_\_\_\_  
 Tenant **na**      Number of Storeys **2 storey**  
 Owner **na**      Permit Number **na**  
 Contractor \_\_\_\_\_      Approved Use of Building/Land **na**  
 Contractor's Business License Account \_\_\_\_\_      Present Use of Building/Land **na**

Reason for Inspection **Site inspection to review fire damaged building.**

**Narrative/Observations**

2 storey house approx. 26x46 built on a 33x122 lot. The side yards are approx. 4 ft. on the east and approx 3 ft on the west side. Building received extensive fire damage specifically at the rear portion of what appeared to be an enclosed sundeck. The building received extensive smoke, water and fire damage. It was difficult to determine the entire extent of internal damage due to openings being boarded over. The fire does not appear to have penetrated the roof structure, and the outside walls appear structurally sound based on exterior observations, with exception of the rear deck that is heavily damaged. In general the building is currently not habitable, and not in danger of structural failure. There are no safety concerns with respect to the neighbours. The openings that were damaged have been boarded over, the gas and power have been cut.

**Requirements**

Owner to repair damaged building (structural engineer would be required) or demolish  
 Permits required

**Recommendations**

Refer to Carlene Robbins for letter

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

Date Report Made: December 23, 2010      RON DYCK  
 Inspector's Name

**For Manager or Assistant Manager Use Only**

File:  Approval / Use     Enforcement     Project / Permit  
 FYA to: Carlene Robbins  
 FYI to: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

R Dyck  
 Manager / Supervisor



CITY OF VANCOUVER  
COMMUNITY SERVICES  
Licences and Inspections Department

INSPECTION REPORT

IR No 379736

Property Address <b>2862 Pandora</b>		Date of Inspection <b>2009-05-27</b>	
Name and Address of Property Owner/Agent <b>s.22(3)(b)</b>		Specifics of Property Address	Permit No.
Contractor		Number of Storeys <b>2</b>	Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/>
Contractor's Business Address	Contractor's Business Licence Account No.	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/>	
Reason for Inspection <b>Co-ordinated Inspection</b>			

Reported by Ron Dyck from P.U.I. Pamela Kisiltsch  
 In Attendance P.U.I. Pamela Kisiltsch P.P.I.  
 Plan Department V.P.D. OFFICER Holly Christie  
 s.22(3)(b) as per P.U.I. and consultant  
 Four additional V.P.D. OFFICERS @ front of dwelling.  
 Old town dwelling - standard of maintenance low  
 holes in walls (gypsum board). The dwelling is  
 generally unkept and unclean. There is visible  
 mold inside and outside to dwelling. Old trailer in  
 backyard, signs of possible asbestos. No prior notification  
 of dwelling conditions from P.U.I. and possibility of  
 contamination. No protective gear provided.  
 Accordingly, partial inspection due to high possibility of  
 contamination. Discussed with ED Newfield  
 Recommended - Ref to Ron Dyck

Date Report Made <b>2009-05-28</b>	<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 <b>B. McKinnon</b>	Signature 
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For Office Use Only <input checked="" type="checkbox"/> File <input type="checkbox"/> Copy to <input type="checkbox"/> Refer to <b>CAROLINE ROBINSON</b> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> attention in _____ days If no _____ 
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Lic & Insp - 1004a (Revised Aug 2001)

P & L 42 MLH/83

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 364415

Property Address <b>2862 PANDORA STREET</b>		Date of Inspection <b>09.05.27</b>	
Name and Address of Property Owner/Agent		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <b>HOUSE</b>	
Contractors Business Address	Contractors Business License Account No.	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/>	
Reason for Inspection <b>CO-ORDINATED INSPECTION</b>			

ATTN: CARLENE ROBBINS

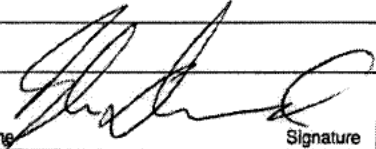
THE CO-ORDINATE INSPECTION AT 2862 PANDORA WAS NOT COMPLETE BECAUSE UPON INSPECTION OF THE BASEMENT BATHROOM, I NOTICED A LARGE HOLE IN THE WALL WITH BULK MOULD ON THE PLATE AND BROKEN DRYWALL AND THEREFORE POSSIBLE ASBESTOS CONTAMINATION IN THE AIR. DUE TO THE AGE OF THE HOUSE, I WAS CONCERNED AND BARRY MCKINNON, THE BUILDING INSPECTOR QUICKLY DISCUSSED SAFETY MEASURES, HAVING NO DISPOSABLE SAFE EQUIPMENT OR RESPIRATOR. WE USED CAUTION AND REMOVED OURSELVES FROM THE BUILDING. IF WE WERE PROPERLY INFORMED THAT THERE COULD BE POSSIBLE CONTAMINATION, WE WOULD HAVE REQUESTED THE PROPER SAFETY EQUIPMENT PRIOR TO DOING THE INSPECTION. PRESENT OWNER, s.22(3)(b) CONSTABLE HOLLY CHRISTIE BUILDING INSPECTOR BARRY MCKINNON, PROPERTY USE INSPECTOR PAM KISELBACH

Date Report Made **09.05.29**

- BLDG
- Pr Gas
- Elect
- Ind. Waste
- PUI
- OTHER

08,09

OFFICE USE

Inspector's Name **CHENDEMMOND** Signature 

- File **Domino P/E**
- Carbon Copy to \_\_\_\_\_
- Refer to **CARLENE ROBBINS**
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

