

File No. 04-1000-20-2013-012

February 5, 2013

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 writing in response to your request of January 14, 2013 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

**Record of any current orders (fire, health, building, etc.) against the property
3789 Quebec Street, Vancouver.**

All responsive records have been located and are included with this letter. A minor amount of information has been severed, (blacked out), under s. 22(1) of the Act, provided below:

22 (1) The head of a public body must refuse to disclose personal information to an applicant if the disclosure would be an unreasonable invasion of a third party's personal privacy

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,
P.O. Box 9038, Stn. Prov. Govt.
Victoria, B.C. V8W 9A4
Tel. 250-387-5629; Fax 250-387-1696

If you request a review, please provide the Commissioner's office with the following:

- the file number assigned to your request (04-1000-20-2013-012);
- a copy of this letter;
- a copy of your original request for information sent to the City of Vancouver; and
- detailed reasons or grounds upon which you are seeking a review.

Please do not hesitate to contact me if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to be 'B. Van Fraassen', with a stylized, flowing script.

Barbara J. Van Fraassen, BA
Manager, Corporate Information and Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604 . 873.7999
Fax: 604.873.7419

Encls.

:sr



COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Administration

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mr. R. Dyck,
Program Manager,
Building Inspections Branch
at 604.873.7174
I.R. No. CB 10725/EN 077208
I.R. No. UI 46900/EN 071186

ORDER

April 13, 2012

s. 22(1)

Diary? No Yes ✓
To: J. Tong & J. MacNeil
Date: May 15/12 Initials JD

Dear Madam:

RE: 3789 and 3793 Quebec Street

Our records for the building at the above location indicate the approved use is as follows:

Main Floor: Two (2) dwelling units
Second Floor: Two (2) housekeeping units
Basement: Storage only

A co-ordinated inspection of your building at the above location was carried out by the District Building, Property Use and Fire Prevention Inspectors on February 8, 2012. The inspection revealed violations under the Zoning and Development and Building By-laws.

The following was reported:

Zoning and Development and Building By-laws:

1. The building has been altered and converted into five (5) dwelling units, without permits or approval.
2. The basement is being occupied as a dwelling unit and a studio - the basement is to be converted back to storage use only.
3. An approximate 8' X 16' X 8' high storage shed has been erected without permits or approval in the front yard (south) facing West 22nd Avenue.
4. The suite in the attic requires two means of egress to comply with Subsection 9.9.9. of Division C of the Building By-law - provide two means of egress or remove the suite and convert back to attic space.

5. The deck footings should rest on undisturbed soil, rock or compacted granular fill as per Article 9.15.3.2. of Division C of the Building By-law.
6. Alter the deck posts to comply with Article 9.17.4.1. of Division C of the Building By-law.
7. Alter the stair risers to comply with Subsection 9.8.2. of Division C of the Building By-law.
8. Alter the deck stair head room to comply with Clause 9.8.2.2.1 (b) of the Building By-law.
9. Alter the handrails on the stairs to comply with Subsection 9.8.7. of Division C of the Building By-law.
10. Upgrade the guards on the exterior deck to comply with Subsection 9.8.8. of Division C of the Building By-law.
11. The smoke alarms throughout the building do not detect carbon monoxide - install interconnected, hardwired, 120 volt smoke alarms with carbon monoxide detection and battery back-up.

Garage:

1. A 6' roof extension, surrounded by a 7' high wooden fence with a 3' wide gate, has been installed over the garage entrance without permits.
2. The garage door has been converted into a standard size entrance door without permits.
3. Laminated wood grain panels have been installed.
4. A single sink, 4 burner stove, a microwave and fridge, and a toilet and shower have been installed without permits.

To apply for the required Development and Building Permits for the above work, you or someone representing you must come onto this office, submit plans drawn to scale, that accurately reflects what exists in the building and garage now, sign an application for permit and pay the prescribed fees.

When work is done without permit, Article 1A.7.9.1. of Division C of the Building By-law allows the City to charge double the permit fee up to a maximum of \$5,000.00.

For further information and before having plans prepared, please contact the Enquiry Centre at 604.873.7613.

In accordance with Subsection 7.1 of the Zoning and Development By-law and Article 1A.6.1.2. of Division C of the Building By-law, you are **ORDERED TO:**

1. Obtain the required permits for the alterations carried out without permits throughout the building and garage;

OR

2. Remove all work without permit throughout the building and garage and restore the building and garage to comply with Building Permit No. B9948,

ON OR BEFORE MAY 14, 2012.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THIS MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES. THIS MAY RESULT IN SIGNIFICANT FINES BEING LEVIED AGAINST YOU AND WILL NOT ABSOLVE YOU FROM COMPLYING.

Yours truly,



W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

IM/JT/cf

Copy: Posted on building

Director of Civil Forfeiture
c/o Ministry of Attorney General,
Legal Services Branch
1001 Douglas Street
Victoria, BC, V8W 9J7

Deputy Attorney General
Ministry of Attorney General
P.O. Box 9280 Stn Prov Govt
Victoria, BC, V8W 9J7

I. Mackie, District Building Inspector
J. Tong, District Property Use Inspector

Feb 28, 2012

Property Report

Page: 1

Folio: 703-184-99-0000

Civic: 3789 QUEBEC ST

Size: 63.9 82 WIDTH/DEPTH

Pid: 012-514-730

Legal: LT 26 BLK 4 PL VAP483 DL 629 NWD

Owner: s. 22(1)



Date: 28-Feb-2012 TITLE SEARCH PRINT
Requestor: (PG14135) CITY OF VANCOUVER
Folio: TITLE - GB138531

Time: 08:02:53
Page 001 of 002

Re: 3789 Quebec

VANCOUVER LAND TITLE OFFICE TITLE NO: GB138531
FROM TITLE NO: N75013

APPLICATION FOR REGISTRATION RECEIVED ON: 01 DECEMBER, 1988
ENTERED: 04 JANUARY, 1989

REGISTERED OWNER IN FEE SIMPLE:

s. 22(1)

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 012-514-730

LOT 26, EXCEPT PART IN REFERENCE PLAN 543, BLOCK 4 DISTRICT LOT 629 PLAN 483

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

MORTGAGE

BB673341 2008-06-09 09:24

REGISTERED OWNER OF CHARGE:

THE TORONTO-DOMINION BANK

BB673341

REMARKS: INTER ALIA

MORTGAGE

CA1312203 2009-10-16 10:09

REGISTERED OWNER OF CHARGE:

s. 22(1)

AS TO AN UNDIVIDED 1/2 INTEREST

CA1312203

s. 22(1)

AS TO AN UNDIVIDED 1/2 INTEREST

CA1312203

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

CA1312204 2009-10-16 10:09

REGISTERED OWNER OF CHARGE:

s. 22(1)

AS TO AN UNDIVIDED 1/2 INTEREST

CA1312204

s. 22(1)

AS TO AN UNDIVIDED 1/2 INTEREST

CA1312204

REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION

Date: 28-Feb-2012 TITLE SEARCH PRINT
Requestor: (PG14135) CITY OF VANCOUVER
Folio: TITLE - GB138531

Time: 08:02:53
Page 002 of 002

BB1988421 2011-09-26 15:15

REGISTERED OWNER OF CHARGE:

DIRECTOR OF CIVIL FORFEITURE

BB1988421

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Document Notes for:

Address: 3789 QUEBEC ST

Type: ENFORCE

SubType: ORDER

Author: I

Date: 04/13/2012 00:00:00

Details: OBTAIN PERMITS OR REMOVE WWOP

Note Text	Date	Author
Dec 3, 2012. Card at front door. Dec 4, 2012. s. 22(1) called and said s. 22(1) is working with Palad designs to make a DE submission. Dec 5, 2012. I spoke with Edward Palad who stated he expects to make the application By Dec 14, 2012. Dairied for re-check	12/7/2012 9:55:34 AM	Peet, Bruce
Posted on the wall of the west elevation of the building, just north of the main storey entrance. R.O. s. 22(1) was present.	4/17/2012 12:28:59 PM	Tong, John



COMMUNITY SERVICES
Licences and Inspections
By-law Administration

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Ms. L. Urekar,
Supervisor,
Investigations and Enforcement
Team
at 604.873.7549
I.R. No. CB 10725/EN077208
I.R. No. UI 46900/EN 071186

ORDER

January 8, 2013

s. 22(1)



Title + Temporal

Diary? No Yes ✓
To: DBI, PBI, DSI + DPU
Date: Jan 11/13 Init: SM

Jan 14, 2013 @ 11:00am

Dear s. 22(1) :

RE: see e-mail

RE: 3789 and 3793 Quebec Street

below

The District Inspectors require entrance to your building at the above location to inspect it for compliance with the By-laws.

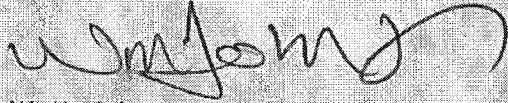
Sections 6.1(b) and 6.3 of the Electrical By-law, Article 1A.6.1.1. of Division C of the Building By-law and Section 560A of the Vancouver Charter authorize the City Inspectors to enter on to any land or into any building at any reasonable time for the purpose of administering or enforcing the By-laws.

The District Inspectors will attend to your building at the above location on Monday January 14, 2013 at 11:00 am to inspect for compliance with the By-laws and you are to provide access to all areas of the building.

If this is not a reasonable time for an inspection you or your agent must contact Ms. L. Urekar at 604.873.7549, between the hours of 8:30 am - 4:30 pm, Monday-Friday to make other arrangements for the inspection.

FAILURE TO PROVIDE ACCESS TO ALL AREAS OF YOUR BUILDING WILL RESULT IN THE
MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES AND
WILL NOT ABSOLVE YOU FROM COMPLYING.

Yours truly,



W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

JH/si

Copy: Posted on building

B. Joyce - District Electrical Inspector
J. Steen - District Building Inspector
L. Cheung - District Plumbing Inspector
B. Peet - District Property Use Inspector

Date: 08-Jan-2013 TITLE SEARCH PRINT
Requestor: (PG14135) CITY OF VANCOUVER
Folio: TITLE - GB138531

Time: 08:14:20
Page 001 of 002

VANCOUVER LAND TITLE OFFICE TITLE NO: GB138531
FROM TITLE NO: N75013

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s. 22(1)

TAXATION AUTHORITY:
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DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 012-514-730

LOT 26, EXCEPT PART IN REFERENCE PLAN 543, BLOCK 4 DISTRICT LOT 629 PLAN 483

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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MORTGAGE

BB673341	2008-06-09	09:24
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REGISTERED OWNER OF CHARGE:

THE TORONTO-DOMINION BANK

BB673341

REMARKS: INTER ALIA

MORTGAGE

CA1312203	2009-10-16	10:09
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REGISTERED OWNER OF CHARGE:

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REMARKS: INTER ALIA

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REGISTERED OWNER OF CHARGE:

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AS TO AN UNDIVIDED 1/2 INTEREST

CA1312204

REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION

Date: 08-Jan-2013 TITLE SEARCH PRINT
Requestor: (PG14135) CITY OF VANCOUVER
Folio: TITLE - GB138531

Time: 08:14:20
Page 002 of 002

BB1988421 2011-09-26 15:15
REGISTERED OWNER OF CHARGE:
DIRECTOR OF CIVIL FORFEITURE
BB1988421
REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION
BB4040213 2012-03-08 13:59
REGISTERED OWNER OF CHARGE:
s. 22(1)
BB4040213
REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION
BB4040287 2012-03-08 15:11
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
BB4040287
REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Jan 8, 2013

Property Report

Page: 1

Folio: 703-184-99-0000
Civic: 3789 QUEBEC ST
Size: 63.9 82 WIDTH/DEPTH

Pid: 012-514-730
Legal: LT 26 BLK 4 PL VAP483 DL 629 NWD

Owner: s. 22(1)



Document Notes for:

Address: 3789 QUEBEC ST

Type: ENFORCE

SubType: ORDER

Author: I

Date: 01/08/2013 00:00:00

Details: DETAILED ACCESS

Note Text	Date	Author
Jan 14,/13. Coordinated inspection done See CU 10707 for info.	1/17/2013 8:45:23 AM	Peet, Bruce
Jan 8/13 Order posted on the front door of this house.	1/17/2013 8:35:17 AM	Peet, Bruce



COMMUNITY SERVICES
Licences and Inspections
By-law Administration

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Lynn Urekar, Supervisor,
Investigations and Enforcement
Team
at 604.873.7549
I.R. No. CE 10569/EN 083713
I.R. No. CP 10108/EN 083714

ORDER

January 23, 2013

s. 22(1)

Disreg? No ☒ Yes ☒
To: L. Chewng & D. Joyce
Date: Jan 31/13 Init: CJ
Feb. 6/13

Dear Madam:

RE: 3789 and 3793 Quebec Street

A co-ordinated inspection of your building at the above location was carried out by the District Plumbing/Gas and Electrical Inspectors on January 14, 2013. The inspection revealed the following by-law violations:

Plumbing (Part 7 of Building By-law):

1. The clothes washer sanitary waste is discharging into the storm drainage system - re-route sanitary discharge from the clothes washer to drain into the sanitary drainage system.
2. Provide frost protection for water piping serving the clothes washer.
3. Bathrooms and kitchen sinks have been installed in the basement without permits or approval - the basement is to be used for storage only.
4. Piping and fixtures have been installed in the garage without permits or approval.

A Plumbing Permit will be required to correct deficiency number 3 and number 4 and will only be issued to a licensed plumbing contractor.

Electrical By-law:

Attic North side of Second Floor:

1. Receptacles with reverse polarity or open ground shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-700(8))

2. The smoke alarm is located in an unacceptable location in the corner of the stairwell - install a combination carbon monoxide/smoke alarm as per the manufacturer instructions. (Subsection 9.10.18 of the Building By-law) (CEC Rule 32-110(a)). Ensure that all smoke alarms are electrically interconnected
3. Unapproved wiring has been run behind the gas stove and into a receptacle inside the cupboard - remove or install correctly (CEC Rule 12-518, 26-710 (h))

South unit on Second Floor:

4. Receptacles with reverse polarity or open ground shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-700(8))
5. The smoke alarm has been removed. (Subsection 9.10.18. of the Building By-law) (CEC Rule 32-110(a)). A combination carbon monoxide/smoke alarm with battery back-up is required. Ensure that all smoke alarms are electrically interconnected
6. Open junction box in the cupboard above the gas stove along with NWD wire run without protection - install a cover plate and use the correct cable (CEC Rule 12-3024, 12-518)
7. Light switch cover is missing from the outside light on the rear deck

Second Floor corridor:

8. Emergency light is fed by an extension cord fastened to the wall. Remove and install correct wiring (CEC 4-010(3))

North unit on Main Floor:

9. Receptacles with reverse polarity or open ground shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-700(8))
10. The smoke alarm has a cover over the detector. Remove and install a combination carbon monoxide/smoke alarm (Subsection 9.8.10. of the Building By-law) (CEC Rule 32-110(a)). Ensure that all smoke alarms are electrically interconnected

South unit on Main Floor:

11. Broken light fixtures need to be repaired and recertified or replaced (CEC Rule 2-300)
12. The smoke alarm has been removed. Replace with a combination carbon monoxide/smoke alarm with battery backup (Subsection 9.10.18 of the Building By-law) (CEC Rule 32-110(a)). Ensure that all smoke alarms are electrically interconnected
13. Receptacles cannot be located behind the kitchen sink. Relocate (CEC Rule 26-712(e))
14. Receptacles with reverse polarity or open ground shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-700(8))

North unit in Basement:

15. Cover plates are missing on devices (CEC Rule 12-3002)

16. Broken light fixtures are to be repaired and recertified or replaced (CEC Rule 2-300)
17. The smoke alarm has been removed. Replace with a combination carbon monoxide/smoke alarm with battery backup (Subsection 9.10.18 of the Building By-law)(CEC Rule 32-110(a)). Ensure that all smoke alarms are electrically interconnected
18. Receptacles with reverse polarity or open ground shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-700(8))

South unit in Basement: (The main panel is located in this unit)

19. Fill in the electrical panel directory to show which part of the installation is controlled by each circuit breaker or fuse. (CEC Rule 2-100(2)(3))
20. Receptacles cannot be located behind the kitchen sink. Relocate (CEC Rule 26-712(e))
21. Storage materials cannot be stored close to light fixtures. Remove stored materials or install a fixture suitable for the location (CEC Rule 30-200)
22. The smoke alarm has been removed. Replace with a combination carbon monoxide/smoke alarm with battery backup (Subsection 9.10.18 of the Building By-law) (CEC Rule 32-110(a)) Ensure that all smoke alarms are electrically interconnected
23. Receptacles with reverse polarity or open ground shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-700(8))
24. Ensure all fixtures have been installed correctly (CEC Rule 2-300) (Corridor pot lights)

Laundry room and outside the building:

25. Extension cords are running through doorways. Remove and or install appropriate wiring (CEC Rule 4-012(3) (Plastic south shed)
26. Broken light fixtures. Repair and recertify or replace (CEC Rule 2-300)
27. Knockout fillers are missing. Install fillers (CEC Rule 12-3024)
28. Broken receptacles and covers. Replace receptacles and covers (CEC Rule 2-300)
29. AC90 run on the outside of the building is not approved for this location. Remove and replace with appropriate wiring methods (CEC Rule 12-602(2c) Table 19)
30. There is a panel located too close to the hot tub. Relocate (CEC Rule 26-400(1), 2-100 (2)(3) 68-068(7d))
31. Receptacles with reverse polarity or open ground shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-700(8))

Garage: (Currently being occupied as a dwelling unit)

32. Unacceptable cover plate installed for installed switches. Replace with an approved plate (CEC Rule 12-3002)
33. The electrical panel directory is missing. Provide panel directory to show which part of the installation is controlled by each circuit breaker or fuse (CEC Rule 2-100(2)(3))
34. Receptacles with reverse polarity or open ground shall be checked for proper connection and correction shall be made as required. Ungrounded receptacles can be corrected by using a GFI receptacle. (CEC Rules 26-700(8))
35. All wiring in and around the building 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)

An Electrical Permit will be required and will only be issued to a licensed electrical contractor.

In accordance with Article 1A.6.1.2. of Division C of the Building By-law and Section 6.4 of the Electrical By-law, you are **ORDERED TO:**

1. Obtain the required Plumbing Permit to remove the plumbing fixtures installed without permit or approval and to correct the plumbing deficiencies as outlined above;
2. Obtain the required Electrical Permit and correct the electrical deficiencies as outlined above

BY JANUARY 31, 2013.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE CITY PURSUING FURTHER LEGAL ACTION.

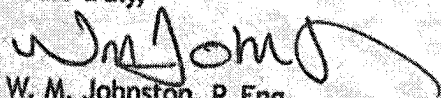
The District Electrical and Plumbing/Gas Inspectors will require access into your building at the above location to determine whether the building is in compliance with our order.

Sections 6.1(b) and 6.3 of the Electrical By-law and Article 1A.6.1.1. of Division C of the Building By-law to enter on to any land or into any building at any reasonable time for the purpose of administering or enforcing the By-laws.

Consequently, the District Inspectors will be returning to your building at the above location on Wednesday, February 6, 2013 at 11:00 am to inspect for compliance with the By-laws and you are to provide access to all areas of the building.

FAILURE TO PROVIDE ACCESS TO ALL AREAS OF YOUR BUILDING WILL RESULT IN FURTHER LEGAL ACTION.

Yours truly,



W. M. Johnston, P. Eng.

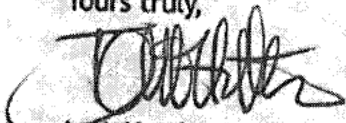
Director, Licences & Inspections, and Chief Building Official

Safety Standards Act and Natural Gas and Propane Installation Code:

1. The gas dryer has a plastic flexible pipe as a vent - replace the gas dryer vent with a non-combustible type duct vent in accordance with CSA B 149.1-10 7.5.1. A Gas Permit is not required for this work.
2. The gas range in the second floor north side unit is malfunctioning and discharging combustion products into the room. The appliance is in poor condition and requires replacement. A Gas Permit is required for this work and must be obtained by a licensed gas contractor.

Pursuant to the Safety Standards Act and Natural Gas and Propane Installation Code, you are to correct deficiency no.1 above and retain the services of a licensed gas contractor to obtain the required Gas Permit and correct deficiency no.2 above BY JANUARY 31, 2013.

Yours truly,


I. McHattie,
Gas Safety Manager

LC/BJ/cf

Copy: Posted on building

Director of Civil Forfeiture
c/o Ministry of Attorney General,
Legal Services Branch
1001 Douglas Street
Victoria, BC, V8W 9J7

Deputy Attorney General
Ministry of Attorney General
P.O. Box 9280 Stn Prov Govt,
Victoria, BC, V8W 9J7

The Toronto-Dominion Bank
10004 Jasper Ave - 3rd Floor
Edmonton, AB, T5J 1R3

s. 22(1)

L. Cheung, District Plumbing/Gas Inspector
B. Joyce, District Electrical Inspector
R. Turner, By-law Administration

Dec 21, 2012

Property Report

Page: 1

Folio: 703-184-99-0000

Pld: 012-514-730

Civic: 3789 QUEBEC ST

Legal: LT 26 BLK 4 PL VAP483 DL 629 NWD

Size: 63.9 82 WIDTH/DEPTH

Owner: S. 22(1)

(GB138530)

Date: 22-Jan-2013
Requestor: (PG14135)
Folio:
TITLE SEARCH PRINT
CITY OF VANCOUVER
TITLE - GB138531

Time: 10:50:00
Page 001 of 002

VANCOUVER LAND TITLE OFFICE TITLE NO: GB138531
FROM TITLE NO: N75013

APPLICATION FOR REGISTRATION RECEIVED ON: 01 DECEMBER, 1988
ENTERED: 04 JANUARY, 1989

REGISTERED OWNER IN FEE SIMPLE.

s. 22(1)

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 012-514-730
LOT 26, EXCEPT PART IN REFERENCE PLAN 543, BLOCK 4 DISTRICT LOT 629 PLAN 483

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE

BB673341 2008-06-09 09:24

REGISTERED OWNER OF CHARGE:

THE TORONTO-DOMINION BANK

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REMARKS: INTER ALIA

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REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

CA1312204 2009-10-16 10:09

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CA1312204

s. 22(1)

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CA1312204

REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION

Date: 22-Jan-2013 TITLE SEARCH PRINT
Requestor: (PG14135) CITY OF VANCOUVER
Folio: TITLE - GB138531

Time: 10:50:00
Page 002 of 002

BB1988421 2011-09-26 15:15
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BB1988421
REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION
BB4040213 2012-03-08 13:59
REGISTERED OWNER OF CHARGE:
s. 22(1)
BB4040213
REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION
BB4040287 2012-03-08 15:11
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
BB4040287
REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Document Notes for:

Address: 3789 QUEBEC ST

Type: ENFORCE

SubType: ORDER

Author: I

Date: 01/23/2013 00:00:00

Details: DET ACCESS, BYLAW NON-COMPLY

Note Text	Date	Author
Jan 24, 2013. my self and Lloyd Cheung posted a copy of this order next to the front door of this house, we also hand delivered a copy of this order to the R/O. s. 22(1)	1/24/2013 12:40:11 PM	Peet, Bruce



COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Administration

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Lynn Urekar, Supervisor
Investigations and Enforcement
Team
at 604.873.7549
I.R. No. CB 10821/EN 077208
I.R. No. CU 10710/EN 071186

ORDER

January 23, 2013

s. 22(1)

Diary? No Yes ☒
To: B. Lee, J. Stoen, J. Cheung &
Date: Feb 25/13 Init: [Signature] B. Joyce
Mar. 1/13 - Mar. 7/13

Dear Madam:

RE: 3789 and 3793 Quebec Street

Our records indicate the approved occupancy of the building at the above location is a multiple conversion dwelling containing two (2) dwelling units and two (2) housekeeping units as follows:

3789 Quebec Street:

Attic: Storage use only

Main Floor (north): One (1) dwelling unit

Second Floor: Two (2) housekeeping units

Basement: Storage use only

3793 Quebec Street:

Main Floor (south): One (1) dwelling unit

A co-ordinated inspection of your building at the above location was carried out by the District Building and Property Use Inspectors on January 14, 2013. The inspection revealed the following by-law violations:

Zoning and Development and Building By-laws:

1. The attic level with skylights added is being occupied as separate sleeping quarters without approval - vacate the attic level bedrooms. A Development Permit would be required to enlarge the second floor unit to include this space;
2. Alterations have been carried out in the basement and two (2) separate dwelling units installed without permit approval;

3. Several sheds have been constructed in the west rear yard and in the south side yard of the property without permits or approval - obtain permits or remove the accessory buildings (sheds) from the west rear yard and south side yard;
4. A portable tent structure has been erected just south of the garage, adjacent to east 22nd Avenue - remove the tent structure;
5. A pitched temporary roof has been constructed over the existing flat garage roof with wood framing and a tarp - repair the existing flat roof and remove the tarp structure;
6. An additional un-heated shed has been installed without permits, in the west rear yard adjacent to the house which contains laundry facilities - remove this unapproved un-heated shed and laundry facilities.
7. A non-conforming fire door has been installed on the second floor - obtain the required permit and install an approved door;
8. There are two (2) sets of unapproved exterior stairs on the west side and one (1) set of unapproved exterior stairs on the north side of the building accessing the second floor - obtain the required permits or remove all of the unapproved exterior stairs.

Garage:

- The garage has been altered and is being used for living accommodations - cease use as living accommodations, remove the unapproved improvements (plumbing fixtures) and restore to parking. Access to this parking has been altered and proper access is to be restored.

To apply for the required Development and Building Permits for the above work, you or someone representing you must come onto this office, submit plans drawn to scale that accurately reflects what exists in the building and garage now, sign an application for permit and pay the prescribed fees. For further information, please contact the Enquiry Centre at 604.873.7613.

Standards of Maintenance By-law:

1. A vehicle under a cover is parked in the front yard at the northeast corner of the house - vehicle to be removed from the front yard.
2. There is a missing window pane in the exterior exit door for the unit located on the south side of the second floor - replace the missing window pane.

In accordance with Subsection 7.1 of the Zoning and Development By-law, Article 1A.6.1.2. of Division C of the Building By-law and Subsection 23.2 of the Standards of Maintenance By-law you are **ORDERED TO:**

1. Vacate the attic level bedrooms and the north side and south side of the basement as separate living quarters, cease using the garage for living accommodations and restore the building to its approved use;
2. Correct all of the deficiencies under the Zoning and Development By-law and Building By-law as outlined above; and

3. Correct the Standards of Maintenance deficiencies as outlined above,
ON OR BEFORE FEBRUARY 28, 2013.

Note: Pursuant to the Residential Tenancy Act, you are required to serve eviction notice to your tenants on the proper prescribed government form by February 6, 2013. Please provide copies of the notices served to your tenants to verify that proper notice has been given.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THIS MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES. THIS MAY RESULT IN SIGNIFICANT FINES BEING LEVIED AGAINST YOU AND WILL NOT ABSOLVE YOU FROM COMPLYING.

UNTIDY PREMISES BY-LAW:

1. It was further reported that your property at the above location contained considerable amounts of rubbish and discarded materials behind the fence in the front yard adjacent to the north east corner (i.e. several pallets and other miscellaneous debris) resulting in the site being in an untidy condition, in contravention of the Untidy Premises By-law.

Under Section 6 of the Untidy Premises By-law, as the owner of the property, you are **ORDERED TO:** remove this accumulation of rubbish and discarded material (i.e. several pallets and other miscellaneous debris), on or before February 28, 2013 and to thereafter maintain the site in a tidy condition.

IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 6(2) OF THE UNTIDY PREMISES BY-LAW.

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

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

If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

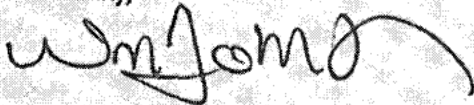
In addition, the District Building, Property Use, Electrical and Plumbing/Gas Inspectors will require access into your building at the above location in order to determine whether the building is in compliance with our order.

Sections 6.1(b) and 6.3 of the Electrical By-law, Article 1A.6.1.1. of Division C of the Building By-law and Section 560A of the Vancouver Charter authorize the City Inspectors to enter on to any land or into any building at any reasonable time for the purpose of administering or enforcing the By-laws.

Consequently, the District Inspectors will be returning to your building at the above location on Thursday, March 7, 2013 at 11:00am to inspect for compliance with the By-laws and you are to provide access to all areas of the building.

FAILURE TO PROVIDE ACCESS TO ALL AREAS OF YOUR BUILDING WILL RESULT IN FURTHER LEGAL ACTION.

Yours truly,



W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

JS/BP/cf

Copy: Posted on building

Director of Civil Forfeiture
c/o Ministry of Attorney General,
Legal Services Branch
1001 Douglas Street, Victoria, BC, V8W 9J7

Deputy Attorney General
Ministry of Attorney General
P.O. Box 9280 Stn Prov Govt, Victoria, BC, V8W 9J7

The Toronto-Dominion Bank
10004 Jasper Ave - 3rd Floor
Edmonton, AB, T5J 1R3

s. 22(1)



B. Peet, District Property Use Inspector
J. Steen, District Building Inspector
R. Turner, By-law Administration

Document Notes for:

Address: 3789 QUEBEC ST

Type: ENFORCE

SubType: ORDER

Author: I

Date: 01/23/2013 00:00:00

Details: DET ACCESS, BY-LAWS NON COMPLY

Note Text	Date	Author
continued - We hand delivered this order to the R/O. s. 22(1) as well as the tenant s. 22(1) in the basement South side unit as well as a copy on the entry door of the garage.	1/24/2013 12:38:05 PM	Peet, Bruce
Jan 24, 2013. Myself and Lloyd Cheung posted this order next to the front door of this property. We also posted a copy of this order at the entry door to all of the units. continued -	1/24/2013 12:36:09 PM	Peet, Bruce