

File No.: 04-1000-20-2018-004

January 17, 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 January 3, 2018 for:

**A copy of a City of Vancouver Inspection results conducted on October 18, 2017 at 1235 West 70<sup>th</sup> Avenue regarding illegal suites. Letter issued on December 6, 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 this section 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)

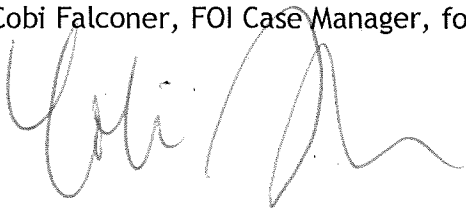
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [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 (#04-1000-20-2018-004); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,

Cobi Falconer, FOI Case Manager, for

A handwritten signature in black ink, appearing to read 'Cobi Falconer', written over the typed name.

**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.

:pm

From: "Abello-Lee, Analiza" <analiza.abello-lee@vancouver.ca>  
To: "Hamilton, Tom" <tom.hamilton@vancouver.ca>  
Date: 10/20/2017 9:34:06 AM  
Subject: Inspection - 1235 W 70th - Update

Hi Tom

Inspection was conducted on Oct 18.

Main Floor - 4 units (#1,#2,#3,#4) - 1 Bed, 1 Bath, Kitchen, LR  
Second Floor - 4 units (#21, #22, #23, #24) - 1 Bed, 1 Bath, Kitchen, LR

Basement - 3 units found:

NW room labelled s.22(1) 1 Bed, 1 Bath, Kitchen LR – **Unauthorized**

NE room #28 - DE 401935 – Approved for life of building

SE room labelled s.22(1) **Unauthorized**

I will create report.

Hope this helps.

Analiza

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**From:** Abello-Lee, Analiza  
**Sent:** Friday, October 06, 2017 12:13 PM  
**To:** Hamilton, Tom  
**Subject:** RE: Inspection - 1235 W 70th

Okay.  
Inspection is booked for Oct 18.

Thanks,

Analiza

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**From:** Hamilton, Tom  
**Sent:** Wednesday, September 27, 2017 3:31 PM  
**To:** Abello-Lee, Analiza  
**Cc:** Hicks, Sarah  
**Subject:** FW: Inspection - 1235 W 70th

Hi Analiza, please inspect this building and confirm the number of suites. If they have more than approved we should discuss before we pursue enforcement.

Thanks,  
Tom

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**From:** Hicks, Sarah  
**Sent:** Wednesday, September 27, 2017 10:31 AM  
**To:** Hamilton, Tom  
**Cc:** Parcon, Ruby  
**Subject:** Inspection - 1235 W 70th

Just had by-law admin s.14 found an error for the number of units a licence is currently set up with. The building appears to have an approved 9 dwelling units, however in 2015 when a new application came in it was switched to 11. It appears the licence rep made an error in setting up the licence and put the number of units as what the applicant asked for – 11 – rather than the approved 9.

We should have an inspection to determine if there has been work without permit to create the two additional units or if there was simply an error when applying for the licence.

Thank you

**Sarah Hicks | Deputy Chief Licence Inspector, Licence Office Manager, Licence Office**  
Development, Buildings, & Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver | B.C. V5Z 4A8  
(O) [604.873.7546]  
[sarah.hicks@vancouver.ca](mailto:sarah.hicks@vancouver.ca)



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CF Number	CF-2017-013021	Date of Inspection (yyyy/mm/dd)	2017/10/18
Main Address	1235 W 70TH AVENUE Vancouver, BC V6P 2Y4	Specifics and/or Suite #	
Tenant		Number of Storeys	2
Owner	GOYAL HOLDINGS CORP 6983 GRANVILLE ST VANCOUVER BC V6P 4X4	Permit Number	DP 29392 (1963) -8 units DE 401935 (1997) -1 unit (#28)
Agent	Owner: Goyal Suresh (h) 604-267-9000 s.22(1)  Alternate Contact: Mr Kwatra 778-386-2745	Approved Use of Building/Land	9 units
District Zone	RM-3A	Present Use of Building/Land	11 units
Business License	17-102528 AH-Issued		

Reason for Inspection To determine number of units as initiated by Property Information Occupancy request

**Narrative/Observations**

Tenant occupying s.22(1) has requested a property information occupancy request.

Site inspection revealed the following units:

- |              |         |   |
|--------------|---------|---|
| Main Floor   | s.22(1) | - Each unit consists of 1 Bed, 1 Bath, Kitchen, Living room |
| Second Floor |         | - Each unit consists of 1 Bed, 1 Bath, Kitchen, Living room |
| Basement     |         | - 1 Bed, 1 Bath, Kitchen, Living room                       |
| Basement     |         | - Unauthorized  |
| Basement     |         | - Unauthorized  |

**Requirements**

License By-law No. 4450  
Z& D By-law # 3575 Section 6.4

**Recommendations**

Send R/O 30 day letter to make application to retain additional suites in the basement or remove to comply with DP 29392 and DE 401935.

CC Report to Sarah Hicks

Photos Taken?  Yes  No

Date Report Made: October 20, 2017

Analiza Abello-Lee  
Inspector's Name

Violation Details	
<b>Violation Number:</b> VI-2017-04690	<b>Violation:</b> Permits support a total of 9 suites.
<b>Violation Date:</b> Oct 18, 2017	1963 DP 29392 with 8 units and 1997 DE 401935 for 1 basement unit #28. Inspection conducted revealed additional 2 unauthorized suites with room id s.22(1)
<b>Violation Type:</b> Licence Bylaw No. 4450	<b>License By-law No. 4450:</b> License By-law No. 4450 Z& D By-law
<b>Resolve By:</b>	
<b>Violation Status:</b>	<b>Violation Instructions:</b> Send R/O 30 day letter to make application to retain additional suites in the basement or remove to comply with DP 29392 and DE 401935.


Photo	Description
s.22(1) 	s.22(1) Unauthorized Bedroom suite


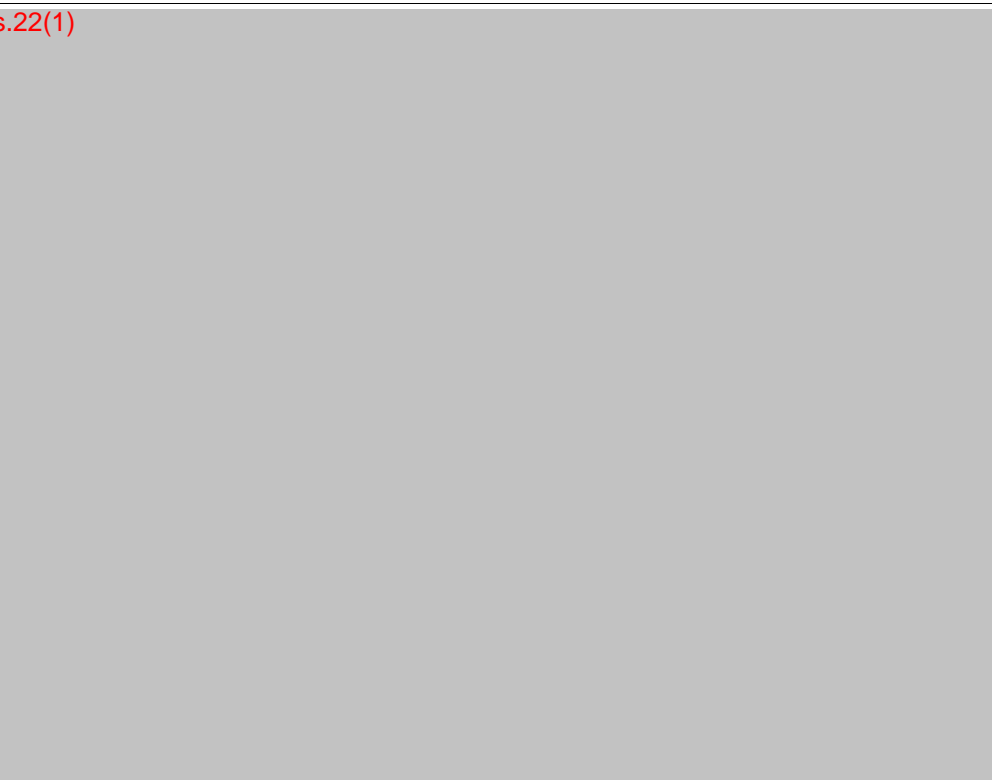
Photo	Description
s.22(1) 	s.22(1) Unauthorized kitchen
s.22(1) 	s.22(1) Unauthorized suite

Photo	Description
s.22(1) 	s.22(1) Unauthorized suite



**PLEASE REFER TO:**

A. Abello-Lee  
Property Use Inspector  
at 604.873.7763  
[analiza.abello-lee@vancouver.ca](mailto:analiza.abello-lee@vancouver.ca)  
CF-2017-013021

December 5, 2017

Goyal Holdings Corp.  
6983 Granville Street  
Vancouver BC  
V6P 4X4

Dear Sir/Madam:

**RE: 1235 West 70<sup>th</sup> Avenue**

Our records indicate the approved use of your building is a multiple dwelling containing nine (9) dwelling units.

However, a recent inspection carried out on October 18, 2017 revealed that the basement has been altered without the necessary permits or approval to provide two (2) additional dwelling units (posted as **s.22(1)**).

The above is in contrary to the approved plans as submitted under Development Permit Nos. DE29392 and DE401935 and constitutes a violation of the Zoning and Development By-law, the Building By-law and the Electrical By-law.

An application to retain the unauthorized dwelling units in the basement may be considered. For information on what documents are required to apply for a permit, please attend the Development and Building Services Centre, Main Floor, 515 West 10<sup>th</sup> Avenue, or call 604.873.7611.

In accordance with the By-laws and to avoid further action, you are to:

1. Either obtain the required permits to retain the two (2) unauthorized dwelling units in the basement (posted as **s.22(1)**);

OR

4. Vacate and remove the two (2) unauthorized units in the basement - this includes the removal of all work without permits including the overhead cabinets, ranges, range hoods and associated wiring up to the supply breakers (an Electrical Permit is required for this work) and restore the building to its last approved condition, to comply with Development Permit Nos. DE29392 and DE401935,

on or before February 1<sup>st</sup>, 2018.

Feb. 2/18



Note: Unapproved dwelling units must be made safe with working smoke alarms and unobstructed exits when occupied.

Note: Pursuant to the Residential Tenancy Act, you are required to serve eviction notice to your tenants on the proper prescribed government form.

Note: If you have contracted to sell your property or are in the process of doing so, you are required to disclose the contents of this letter to the realtor(s), agent(s) and prospective purchaser(s).

Yours truly,

A handwritten signature in black ink, appearing to read 'AAL', followed by a long horizontal flourish.

A. Abello-Lee  
Property Use Inspector

AAL/dlb