



CITY OF VANCOUVER  
PERMITS AND LICENSES DEPARTMENT

# LEGAL NOTICE

Date Posted 14 JAN 2008

not sent  
BU440953  
submitted  
Jan 22/08  
CA

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

specifics: 2nd Floor Hallway

☐ not in accordance with \_\_\_\_\_

specifics: \_\_\_\_\_

on these premises known as (Property Address) 278 TRUMPET ST

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

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

Per: 

NO PERSON SHALL REVERSE, ALTER, DEFACE, COVER, REMOVE OR IN ANY WAY TAMPER WITH THIS  
NOTICE UNLESS AUTHORIZED BY THE DISTRICT INSPECTOR.

# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No 297355

Date of Inspection 95-04-05

Property Address <b>2178 TRIUMPH</b>		Specifics of Property Address	
Name and Address of Property Owner/Agent <b>W. KWOK</b>		Number of Storeys <b>4</b>	Permit No.
Contractor <b>MGR. VALERIE #206</b>		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>TASK FORCE - JOINT INSP.</b>			

HALLS & COMMON AREAS:

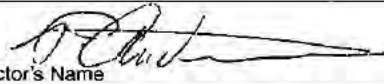
- FIRE ALARM & EMERGENCY LIGHTING TO BE TESTED
- "EXIT" SIGNS TO BE PROPERLY ILLUMINATED / <sup>INSTALL</sup> PROPER BULBS
- " " " " REMOUNTED WHERE MISSING
- (S.22(1)) <sup>BUILDING</sup> (IN THE ~~HALLWAYS~~)

SUITES:

- (S.22(1))
- (S.22(1))
- (S.22(1)) (BUILDING)
- (S.22(1)) (BUILDING)

OUTSIDE:

- (S.22(1)) (MAKE-SHIFT STORAGE, I.E. GARAGE)
- (S.22(1)) (ON THE OUTSIDE OF THE BUILDING)
- (S.22(1)) (FOR THE ENTERCOM SYSTEM)

Date Report Made <b>95-04-10</b>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input checked="" type="checkbox"/> Elect <b>E#08</b>	<input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUJ <input type="checkbox"/> OTHER	Inspector's Name  Signature
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☐ File  
☐ Carbon Copy to  
☒ Refer to **P.R. SWYNY**  
☐  
☐

OFFICE USE

COPY SENT

P. ANDREASSEN  
 Electrical Insp. Dist. No. \_\_\_\_\_ days  
☐ Recd. by Inspector # \_\_\_\_\_ days  
☐ attention in \_\_\_\_\_ days  
 if no \_\_\_\_\_





Additional Information Required for Facsimile Applications  
(Facsimile Applications must be Pre-Authorised and be on File)  
Please submit facsimile applications to: 804-871-6408

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

# **APPLICATION FOR ELECTRICAL PERMIT**

DATE 2007 / 11 / 05  
YY MM DD

PERMIT # EL 514214

APPLICANT <u>NICA'S ELECTRIC LTD</u> CONTRACTOR/OWNER (PLEASE PRINT)		BLDG/SIGN PERMIT # <u>No</u> <u>Not req'd.</u>
MAILING ADDRESS <u>7000 STRIDE AVE</u>		INSTALLATION ADDRESS <u>2178 TRUMPA</u>
CITY <u>BURNABY</u> POSTAL CODE <u>V3N 1T9</u>	SPECIFICS	
TELEPHONE: <u>727 8105</u> FAX: <u>526 1885</u>	OWNER/TENANT	
CITY OF VANCOUVER BUSINESS ACCOUNT # <u>65673</u>		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>M. LEUKER</u>		TELEPHONE: _____ FAX: _____
Full Name _____		INSTALLATION DETAIL
Trade Qualification Detail  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"/>		<input checked="" type="checkbox"/> 1000 Existing Service <input type="checkbox"/> 1001 New Service <input type="checkbox"/> 1002 Relocate Service <input type="checkbox"/> 1003 Increase Service
Owner/Contractor <u>[Signature]</u> Signature _____ Permit authorized by _____ for City Electrician		VOLTS _____ AMPS _____ @ _____ / _____ WIRE  SIZE & MATERIAL OF SERVICE CONDUCTOR: _____ SIZE OF GROUNDING CONDUCTOR: _____ IF APPLICABLE: TRANSFORMER KVA _____ AVAILABLE FAULT CURRENT _____ kA SERVICE BOX INTERRUPTING CAPACITY _____ kA
CONTRACTOR CERTIFICATION EC <u>128879</u> EXPIRES <u>08</u> <u>10</u> <u>31</u> Contr. Reg. # YY MM DD FSR <u>2387</u> <u>A</u> FSR Reg. # FSR Class Code  Signature of authorized signing officer <u>[Signature]</u> Please Print Name <u>M. LEUKER</u>		<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 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"/> 1081 Seismic Support of Electrical Equipment <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"/> 1089 Booster Pump for a sprinkler system in a SFD <input type="checkbox"/> 1090 Other _____ Please specify _____
DESCRIPTION OF ELECTRICAL INSTALLATION <u>SUB PANEL CHANGES</u> <u>FROM FUSES TO BREAKERS</u>		<input type="checkbox"/> NEW CONST. <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> ANNUAL PERMIT <input type="checkbox"/> 90 DAY RECONNECTION TYPE OF CONST: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE OCCUPANCY: _____ SFD, Multi-family, Industrial, Commercial, (Office, Retail, Retail Store), Assembly (School, Church, Theatre, Restaurant), Institutional (Hospital, Jail), Other - Specify _____ <input type="checkbox"/> HAZARDOUS LOCATION - IF APPLICABLE PLEASE SPECIFY _____ Gas station, Spraybooth, etc.
TOTAL VALUE OF INSTALLATION \$ <u>6000.-</u> (INCLUDING COST OF MATERIAL & LABOUR)		PERMIT FEE \$



**Kolbinson, Rita**

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**From:** Graves, Judy  
**Sent:** Saturday, February 21, 2004 11:31 AM  
**To:** Robbins, Carlene; Draycott, Al; Windsor, Barb; Davidson, Jill; 'Lesley.Wyatt@gems4.cov.bc.ca'  
**Cc:** DOMINO (CITYVAN); Neufeld, Ed; Gray, Cameron  
**Subject:** RE: 2178 Triumph

This is a great relief.

Thank you for the hard work you guys have done to keep this building open, and make it safe to live in.

-----Original Message-----

**From:** Robbins, Carlene  
**Sent:** Friday, February 20, 2004 10:15 AM  
**To:** Draycott, Al; Windsor, Barb; Graves, Judy; Davidson, Jill; 'Lesley.Wyatt@gems4.cov.bc.ca'  
**Cc:** DOMINO (CITYVAN); Neufeld, Ed  
**Subject:** RE: 2178 Triumph

I spoke with Ken Suzuki this morning and confirmed that we are not going to close this building. Licensing & Inspection staff are satisfied that the owners are trying to comply as they have hired a good electrical contractor to fix the electrical issues under an electrical permit and are in the process of fixing the leaking roof which appears to be the cause of all the other problems in the building. I suggested that Fire either issue an order to the owners to have the fire alarm repaired or go to charges if they think it necessary. Ken agreed with me that it would not be reasonable to close the building. In a follow up phone call he confirmed that he has spoken with the owners representative and the owner has already provided a fire watch and will have the fire alarm system repaired.

-----Original Message-----

**From:** Draycott, Al  
**Sent:** Friday, February 20, 2004 9:13 AM  
**To:** Windsor, Barb; Robbins, Carlene; Graves, Judy; Davidson, Jill  
**Subject:** FW: 2178 Triumph

I think they have applied for an electrical permit. Does anyone think they will do the work. Thanks Al

-----Original Message-----

**From:** Wyatt, Lesley MHR:EX [mailto:Lesley.Wyatt@gems4.gov.bc.ca]  
**Sent:** 20 February 2004 08:37  
**To:** 'Draycott, Al'  
**Subject:** 2178 Triumph

Oh Al.....I just got a call from Ken Suzuki from Fire. They are going out this morning to do a quick inspection and the building is likely to be shut down. Ken will call me later this morning to let me know what they find and just how likely it is to be shut down and hopefully a timeline that this would be happening.

According to my list, I have 39 clients living there !!!! I'll go through the list and find out how much money everyone gets and I'll make note of their ages.

This sucks for a Friday, huh?

**Lesley Wyatt**

File Co-ordinator  
MHR and Vancouver Agreement  
Integrated Services  
205 Powell Street,  
Vancouver, BC V6A 1G3  
604-660-2563 fax 604-689-4364

2/23/2004



BU 440953

JAN 22-08  
JSE



**CITY OF VANCOUVER**  
COMMUNITY SERVICES  
Development Services  
Enquiry Centre

# DEVELOPMENT AND/OR BUILDING APPLICATION FORM

OTC

X

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter.

<b>JOB LOCATION</b> (Correct and complete addressing is important. Complete this section carefully.)			
Address: <u>2178 TRIUMPH ST.</u>		Specifics: _____	
Floor Level: <u>4</u>	Suite No: _____		
Legal Description:			
Lot(s) <u>5</u>	Block(s) <u>30</u>	District Lot(s) <u>184</u>	Plan Number(s) <u>178</u>
Are you aware of the presence of any contaminated soils on the subject property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<b>This area must be completed by the person signing the application form</b>	
Your Name: <u>G. S. TOOR</u>	You are the:
Mailing Address: <u>1720 - E 55<sup>th</sup> AVE</u>	01 <input type="checkbox"/> Property Owner
City: <u>VAN. B.C.</u>	02 <input type="checkbox"/> Contractor
Postal Code: <u>V5P 1Z6</u>	03 <input type="checkbox"/> Certified Professional
Phone Number: <u>(604) 767 5445</u>	04 <input type="checkbox"/> Design Professional
Company Name: _____	05 <input type="checkbox"/> Tenant
Business License Account Number: _____	06 <input checked="" type="checkbox"/> Agent for Owner
	07 <input type="checkbox"/> Agent for Tenant
	08 <input type="checkbox"/> Consultant
	09 <input type="checkbox"/> Non-profit Association
	10 <input type="checkbox"/> Civic Department
	98 <input type="checkbox"/> Other
<p>Note: Contractors/design professionals/consultants <b>MUST</b> have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.</p>	

## Complete the following for ALL applications

<b>Property Owner's Name:</b>	
<u>G. S. SAHOTA</u>	
Address: <u>6626 ANGUS DR.</u>	City: <u>VAN. B.C.</u>
Postal Code: _____	Phone Number: <u>604-261-0501</u>
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Contractor's Name:</b>	
_____	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____
Business License Account Number: _____	
<b>Tenant's Name:</b>	
_____	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____
<b>Job Contact:</b>	
_____	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____



<p>This application is to: (Check applicable box)</p> <p>001 <input type="checkbox"/> Construct a new building(s)</p> <p>002 <input type="checkbox"/> Add to an existing building</p> <p>003 <input type="checkbox"/> Alter the interior/exterior</p> <p>004 <input type="checkbox"/> Add to a building and alter the existing portion</p> <p>005 <input type="checkbox"/> Add to a building and change the use</p> <p>006 <input type="checkbox"/> Add to the building, alter existing portion and change use</p> <p>007 <input type="checkbox"/> Interior/exterior alterations and change of use</p> <p>008 <input type="checkbox"/> Enclose an area of an existing building (balcony enclosures)</p> <p>011 <input type="checkbox"/> Project/Site Permit</p> <p>014 <input type="checkbox"/> Change of use</p> <p>015 <input type="checkbox"/> Retain use</p> <p>016 <input type="checkbox"/> Alter grade (raise or lower grade)</p> <p>022 <input type="checkbox"/> Alterations to legalize a suite</p> <p>023 <input type="checkbox"/> Alterations for a new suite</p> <p>026 <input type="checkbox"/> Demolish</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Commercial  <input type="checkbox"/> Fire damaged building  <input type="checkbox"/> Non-rental one-family dwelling  <input type="checkbox"/> Heritage building  <input type="checkbox"/> Residential rental building         </p> <p>028 <input type="checkbox"/> Temporary tents</p> <p>030 <input type="checkbox"/> Construct a garage/carport</p> <p>031 <input type="checkbox"/> Add/alter/demo garage/carport</p> <p>038 <input type="checkbox"/> Construct partial - framing, etc.</p> <p>040 <input type="checkbox"/> Excavate - valid for project address et al.</p> <p>041 <input type="checkbox"/> Move building from another site</p> <p>042 <input type="checkbox"/> Move building on the same site</p> <p>043 <input type="checkbox"/> Install a pool, fence, tennis court, boat ramp, sign, or similar</p> <p>044 <input type="checkbox"/> Upgrade seismic and/or sprinkler</p> <p>045 <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish</p> <p>046 <input type="checkbox"/> Prefabricated structure placed on site</p> <p>047 <input type="checkbox"/> Fire damage repair</p> <p>048 <input type="checkbox"/> Flood damage repair</p> <p>050 <input type="checkbox"/> Landscape only</p> <p>053 <input type="checkbox"/> Building envelope repair</p>	<p>Is this a new tenant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the existing use? _____</p> <p>What is the proposed use? _____</p> <p>How many storeys? _____</p> <p>How many levels of underground parking? _____</p> <p>How many <u>new</u> rooftop units? _____</p> <p>(Complete carefully. Your application will be based on your written description.)</p> <p>Describe work to be done:</p> <p style="font-size: 1.2em; margin-left: 40px;"><i>HALWAY Ceiling fix with DRY wall.</i></p> <p style="text-align: right; margin-right: 20px;"><i>OK FOR O.S.C. FOR ABOVE</i></p> <div style="border: 2px solid red; padding: 5px; margin-top: 10px; text-align: center;"> <p style="color: red; font-weight: bold; font-size: 1.1em;">OK for Field Review</p> <p style="font-size: 0.8em;">Inspector <i>[Signature]</i></p> <p style="font-size: 0.8em;">Special Sprinkler <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div>
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<p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p>\$ <u>5000.00</u></p> <p>Will any of the following be altered/repaired/installed?</p> <p> <input type="checkbox"/> Electrical    <input type="checkbox"/> Gas    <input type="checkbox"/> Drain Tile  <input type="checkbox"/> Plumbing    <input type="checkbox"/> Sprinkler    <input type="checkbox"/> Fire Alarm         </p> <p>Sprinkler Contractor's Name: _____</p> <p><small>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</small></p> <p>Special Sprinkler Inspection Number SP _____</p>	<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>												
<p>Complete the following for all residential buildings</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Existing</th> <th style="width: 20%; text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Total number of dwelling units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of housekeeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of sleeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> </tbody> </table> <p>Complete the following related permit information</p> <p>Development Permit/Application Number DE _____</p> <p>Minor Amendment Number DE _____</p> <p>Building Permit/Application Number BU _____</p> <p>Board of Variance Appeal Number Z _____</p> <p>Combined Permit Application Number DB _____</p>		Existing	Proposed	Total number of dwelling units:	_____	_____	Total number of housekeeping units:	_____	_____	Total number of sleeping units:	_____	_____	<p>Office Use Only</p> <p>Invoice # <u>498173</u></p> <p>BU <u>440953</u></p> <p>DE _____</p> <p>Office Use Only</p> <p>BU <u>440953</u>    \$ <u>104.00</u></p> <p>DE _____</p> <p>DT _____</p> <p>BG _____ f/m _____</p> <p>EUF _____</p> <p>SUBTOTAL _____</p> <p>SP _____</p> <p>TOTAL <u>104.00</u></p>
	Existing	Proposed											
Total number of dwelling units:	_____	_____											
Total number of housekeeping units:	_____	_____											
Total number of sleeping units:	_____	_____											

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS 21 DAY OF JAN

2008

SIGNATURE OF APPLICANT *[Signature]*





**CITY OF VANCOUVER**  
**COMMUNITY SERVICES GROUP**  
Licences and Inspections  
Coordinated By-law Enforcement

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**PLEASE REFER TO:**

S. Kelland  
District Property Use Inspector  
at 604.873.7869  
I.R. No. 373607 / En No. 028599

January 10, 2006

537070 BC Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Dear Sir/Madam:

**RE: 2178 Triumph Street**

On November 21, 2005, 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:

Unit s.22(1)

1. The concrete block retaining wall surrounding the patio has partially failed - the wall is to be repaired, replaced or removed.

Unit s.22(1)

2. The underside of the balcony is rotting with an approximate two (2) square foot hole - the hole is to be repaired.

Unit s.22(1)

3. The bathroom ceiling is covered with mould - the mould is to be cleaned.
4. Approximately four (4) square feet of the ceiling above the bathtub was severely damaged and holed - the ceiling is to be repaired or replaced.
5. There are several small holes in below the dining area light switch, the wall beneath the sink and in the wall behind the stove and the fridge - the small holes are to be repaired.

In accordance with the By law and to avoid further action, YOU ARE TO CORRECT the above deficiencies:

BY FEBRUARY 10, 2006.

Yours truly,



S. Kelland  
District Property Use Inspector  
SK/ak





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

February 3, 2005

PLEASE REFER TO:  
S. Kelland  
District Property Use Inspector  
at 604-873-7869  
I.R. No. 375971

537070 B.C. Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Diary? No..... Yes...☒.....

To: S. KELLAND - DPUI.....

Date: MAR 7/05 Init: BH.....

EN #: 023093.....

Dear Sir(s)/Madam(s):

RE: 2178 Triumph Street

On January 27, 2005, 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:

**Exterior**

1. The chain link fence in the rear yard next to the lane is twisted and broken in several places - to be repaired, replaced or removed.

**Interior - Common Areas**

2. The rear exit door locks are easily defeated, leaving the building unsecured - locks are to be replaced.
3. The west rear exit door closer does not operate properly - to be repaired or replaced.
4. The laundry room walls are mouldy (the room smells of mildew) - remove the walls that have been damaged by mould and mildew and call for an inspection prior to replacing and repainting the walls.
5. The ceiling tiles in the second floor hallway are warped and water stained - ceiling tiles are to be replaced.
6. The hallways and stairwells throughout the building are soiled and stained at several locations - walls and stairwells are to be cleaned and painted.

**Interior - Suites**

Unit s.22(1)

7. The cover on the heater in the living room is missing - to be replaced or repaired.
8. The light fixtures are not secured to the ceiling - to be properly secured.
9. The ceiling is soiled and stained - to be repainted.



Unit s.22(1)

- 10. The door closer is broken - to be replaced.
- 11. The smoke detector is missing - a smoke detector is to be provided.

Unit s.22(1)

- 12. The walls and ceilings are soiled - to be cleaned and painted.
- 13. The door is damaged around the lock - to be repaired.

Unit s.22(1)

- 14. The walls and ceilings are soiled - to be cleaned and painted.
- 15. The toilet is loose - to be repaired.
- 16. The kitchen counter top is broken - to be replaced.
- 17. The bathroom fan cover is missing - to be replaced.
- 18. There is a hole in the kitchen wall - to be repaired, filled, sanded and painted.
- 19. The kitchen cupboards are missing - to be replaced.

Unit s.22(1)

- 20. The closet doors are off their track - to be repaired.
- 21. The hot water taps leak - to be repaired.
- 22. The kitchen counter top is broken - to be replaced.

Unit s.22(1)

- 23. The kitchen light fixture is not secured properly - light fixture to be properly secured.
- 24. The window blinds are badly stained with nicotine - to be cleaned or replaced.
- 25. The walls and ceilings are soiled and stained - to be cleaned and painted.
- 26. The room is full of garbage - to be cleaned.
- 27. The door knob is loose - to be repaired.

Unit s.22(1)

- 28. The closet door is broken - to be repaired or replaced.
- 29. The smoke detector is missing - a smoke detector is to be provided.
- 30. The bathroom fan cover is missing - to be replaced.
- 31. The bedroom switch cover plate is broken - to be replaced.



- 32. The closet doors in the bedroom are broken - to be repaired.
- 33. The closet door in the living room is broken - to be repaired.
- 34. The bedroom window is broken - to be replaced.
- 35. The patio door does not work - to be repaired.

Unit s.22(1)

- 36. The closet doors in the hall are broken - to be repaired.
- 37. The living room window is broken - to be replaced.
- 38. The intercom for the door does not work - to be repaired.

Unit s.22(1)

- 39. The bathroom ceiling is mouldy - to be cleaned and painted.
- 40. The bathtub caulking is mouldy - bathtub is to be re-caulked.
- 41. The bedroom switch plate is broken - to be replaced.
- 42. The walls and ceilings are soiled and stained - to be cleaned and painted.
- 43. The smoke detector is missing - a smoke detector is to be provided.

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,



S. Kelland  
District Property Use Inspector

SK/rh

cc: Mr. Sebastian Lauzon - Resident Manager  
2178 Triumph Street  
Vancouver, BC V5L 1K9

2005/02/02 11.36.52      <= Permits PRISM Properties =>      City of Vancouver  
PSA550.00 PSP150X      Property Tax Inquiry  
Address: 2178 TRIUMPH      Co-ordinate: 586-259-58-0000

Lot code : 0 STANDARD DIMENSIONS      Neighbourhood code : 014  
Width : 148.50 FT      Postal code : V5L 1K9  
Length : 122.00 FT      Zone code :  
Area : 18,117.00 SF      Record status : ACTIVE

Land value : \$1,287,000 (2004)      Plan number :  
Impr value : \$644,000 (2004)      Homeowner grant : No

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Number of owners: 1

537070 BC LTD

6626 ANGUS DR

VANCOUVER BC

V6P 5H9

Legal description:

Lot	Block	Sect	Town	Ra	Plan	DL	LD
4-6	30				178	184	

F1=Help F2=Print F12=Return

F13=Additional owners



# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No 298166

Property Address <b>2178 TRIUMPH</b>		Date of Inspection <b>95-06-06</b>	
Name and Address of Property Owner/Agent <b>WILLIAM KWOK</b>		Specifics of Property Address	
Contractor		Number of Storerooms	
Contractors Business Address		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>MULTIPLE DWELLING</b>	
Reason for Inspection <b>RECHECK - S. OF M. ORDER OF MARCH 3-95</b>		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Business License Account No. <b>49753</b>		Permit No.	

INSPECTION TODAY SHOWED THAT THE ROOF OF THIS BUILDING HAS CRACKS EVERYWHERE; WATER RUNS THROUGH SOME CRACKS DAMAGING THE INTERIOR CEILING AND THE CARPET IN ALL PUBLIC HALLS, SPECIALLY IN THE ENTRANCE LOBBY, IS EXTREMELY DIRTY, WORN, BURNED AND BADLY DAMAGED.

REC.: REFER TO M. WINDSOR FOR PROSECUTION

PICTURES ATTACHED  
DAY OFF: MONDAY

Date Report Made <b>95-06-06</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	Inspector's Name	Signature
-------------------------------------	---	--	------------------	-----------

- ☐ File  
☐ Carbon Copy to

Refer to

- ☐  
☐  
☐

*B. Windsor*  
*for change*

J. ARAYA  
Property Use Insp. - Dist. No. **08**

OFFICE USE

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

COPY SENT

**SCHEDULE C-B**  
Forming Part of Section 2.6 of the  
**Vancouver Building By-law**

Our Ref: MSC-1463

Building Permit No.

BU428711

**ASSURANCE OF PROFESSIONAL FIELD REVIEW  
AND COMPLIANCE**

- Note:
1. This letter must be submitted after completion of the project but before the occupancy permit is issued, or a final inspection is made, by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional*.
  2. This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
  3. In this letter the words in *italics* have the same meaning as in the **Vancouver Building By-law**.

To: The **Chief Building Official**

Date: July 13, 2004

Re: **Structural**

Area of responsibility (e.g. Architectural, etc.) (Print)

**New Roof Patio Door Framing**

Name of Project (Print)

**2178 Triumph Avenue, Vancouver, B.C.**

Address of Project (Print)

Legal Description of Project (Print)



I hereby give assurance that

- (a) I have fulfilled my obligations for field review as outlined in Section 2.6 of the **Vancouver Building By-law** and in the previously submitted Schedule B-1, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and Schedule B-2, "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS," and
- (b) those components of the project opposite my initials in Schedule B-2 substantially comply in all material respects with
  - (i) the applicable requirements of the **Vancouver Building By-law** and other applicable enactments respecting safety, not including construction safety aspects, and
  - (ii) the plans and supporting documents submitted in support of the application for the building permit,
- (c) I am a *registered professional* as defined in the **Vancouver Building By-law**.

E. HO  
Building Insp. - Dist. No. 3



## Schedule C-B — Continued

(Each registered professional shall complete the following:)

Building Permit No.

2178 Triumph Avenue, Vancouver

Project Address

Tam A. London, M.Sc., P.Eng.

Name (Print)

Signed

July 13, 2004

Date

#103 - 1847 W. Broadway

Address (Print)

Vancouver, B.C.

V6J 1Y6

(604) 739-8544

Phone



(Affix PROFESSIONAL SEAL here)

(If the registered professional is a member of a firm, complete the following:)

I am a member of the firm London Mah & Associates Ltd.  
 and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a registered professional. The Vancouver Building By-law defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.





CITY OF VANCOUVER  
COMMUNITY SERVICES  
Licences and Inspections Department

EI 13998

615961

PERMIT NUMBER	EL <del>XXXXXXXXXX</del>
IA	
DATE	07 / 04 / 19 YY MM DD

## CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER				ADDRESS 2178 TRIUMPH ST			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input checked="" type="checkbox"/> OTHER <u>ENF</u>				SPECIFICS			
INSPECTOR				Loris Bidese			
OFFICE HOURS				8:30-9:15 AM / 1:00-1:45 PM			
PHONE #				(604) 873-7016 FAX# (604) 873-7100			
INSPECTOR				SIGNATURE			
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: YY | MM | DD and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

### OTHER INSPECTOR'S PRESENT:

ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
	INCORRECT SIZED FUSES NOTED IN EACH SUITE REVIEWED DURING ROUGH WIRE INSPECTION OF FIRE REPAIR - SUITE # 407.	
	FUSE RESTRICTORS TO BE INSTALLED IN EACH PANEL THROUGHOUT THE BUILDING.	
	✓ 700-30 EI 13998	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File ✓  
Referred           
Supervisor         

6, 34

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

Lic & Insp - C004 (Revised Feb 2005)









CITY OF VANCOUVER  
COMMUNITY SERVICES

# COMPLAINT FORM

C 2029

EN 015059

Address of Premise Involved: 2178 Triumph	Date: Nov 10/03
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) 2178 Triumph	Phone Number: 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: J.C.
--	----------------------------

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 _____	
Water Leaking Into Her Unit	
Call Complainant Back: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Call Complainant To Arrange Inspection Time: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

CONFIDENTIAL

Received By: J.C.	
Referred To: Ray M.	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Prism ✓

L&I 296 (03)

# 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:**  
Mrs. R. Turner  
at 873-7111

1998 August 28

Triumph Management  
2178 Triumph Street  
Vancouver, BC  
V5L 1K9

Dear Sirs:

Re: 2178 Triumph Street  
Lots 4 to 6, District lot 184, Plan 178

On August 5, 1998, your request for a file research letter was received by this department. Receipt No. 163611 for the fee of \$243.00 was issued at that time.

Requests for Fire Department information should be directed to the Fire Prevention Division at #201 - 456 West Broadway, Vancouver, B.C. V5Y 1R3. The fee for this service is \$40.00. 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-3A (Multiple Dwelling) District.

Development Permit No. DP41196, issued April 28, 1967 pursuant to the Zoning and Development By-law and a minor amendment thereto, permitted the construction of an apartment building containing 35 dwelling units.

Building Permit No. BP37920, issued in conjunction with the above Development Permit, received final inspection approval.

There is no original Occupancy Permit on record as this building was erected prior to the commencement of the Occupancy Permit Program in July, 1977.

Our files show the approved occupancy of the building is a multiple dwelling containing 35 dwelling units as follows:

\* first floor - nine dwelling units;  
second floor - thirteen dwelling units; and  
third floor - thirteen dwelling units.

The 1998 Business License issued is that of an apartment house at a fee of \$1,540.00.

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.

For your information, there are no established building lines or landscape setbacks affecting this property.

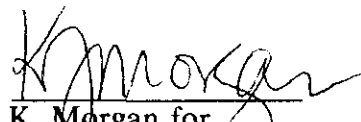
For information on requirements for sewer separation please contact Mr. Bob Postlethwaite or Mr. Peter Schirr at 873-7576 or 873-7889 respectively.

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,

  
K. Morgan for  
T. Droettboom  
DIRECTOR

RT/dsl

Confirmed with J. Aways, DFO  
what there is not a 4<sup>th</sup> floor.  
Third floor units are numbered  
in the 300 range, but there  
are stairs (perhaps 3) that  
go up slightly. The units  
on that level are numbered  
in the 400 range.

RT.



## CITY OF VANCOUVER

COMMUNITY SERVICES

Licences and Inspections Department

Co-ordinated By-law Enforcement Division

REGISTERED AND HAND DELIVERED

2004 February 10

PLEASE REFER TO:

Mr. J. McMahon

Supervisor, Electrical Inspection

Branch at 604-873-7836

537070 BC Ltd.  
800 - 1285 West Broadway  
Vancouver, BC V6H 3X8

537070 BC Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Diary? No Yes ✓  
To: Greg Maxwell Feb 19/04  
Date:            Init: CK

R Mariani  
Mar 11/04  
EN 016356

Dear Sirs:

RE: 2178 TRIUMPH STREET


A recent inspection of your building at the above location revealed that the roof is leaking and is in need of repair. As a result of the leaky roof, there is evidence of water damage throughout the building in particular on the fourth floor and lobby ceiling.

The District Electrical Inspector reported that there was water observed in electrical fixtures on the 4<sup>th</sup> storey resulting in a **hazardous condition**.

Because of the above, pursuant to Subsection 23.2 of the Standards of Maintenance By-law, you are **ordered to**:

1. take immediate steps to remove all standing water on the roof and to prevent further water infiltration into the building and carry out the necessary repairs to the roof and all damaged drywall by MARCH 10, 2004.

Yours truly,

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

Further, pursuant to Section 3.6 of the Electrical By-law, you are **ordered to**:

1. Dry out the electrical fixtures on the 4<sup>th</sup> storey **IMMEDIATELY**  
  
and
2. Replace or repair all fixtures and wiring that has been damaged by water throughout the building by **February 18, 2004**.



An electrical permit will be required for item 2 above. The permit will only be issued to a licensed electrical contractor.

Failure to comply with this order will result in the City Electrician requesting that BC Hydro disconnect the electrical service to the affected areas of the building **ON THURSDAY, FEBRUARY 19, 2004.**

Yours truly,

A. Tsisserev, P. Eng  
City Electrician

CR

cc: posted on building

bcc: Greg Maxwell, District Electrical Inspector  
Ray Mariani, District Property Use Inspector  
Ed Neufeld, District Building Inspector  
Al Draycott, Tenant Assistance Program

As of: JAN 30, 2004 BC OnLine: COMPANIES - CORPORATE SEARCH 04/02/10  
Lterm: XCOLP957 For: PC97274 CITY OF VANCOUVER 10:24:55  
Type/Number BC 0537070

\*\*\*\*\* DISSOLVED/REMOVED FOR FAILURE TO FILE ON 20 JUL., 2001 \*\*\*\*\*

Remarks: SECTION 257

Accession: 91-30-5460

\*\*\* NOT ACTIVE \*\*\*

Name: 537070 B. C. LTD.

Incorporation No: 0537070                      Incorporation Date: 20 FEB., 1997

Last Annual Report Date: 20 FEB., 1998 Nbr of Principals: 2

In Lig: NO      Receiver: NO      Reporting: NO

Registered Office: 800 - 1285 WEST BROADWAY  
VANCOUVER BC  
V6H 3X8

Records Office: 800 - 1285 WEST BROADWAY  
VANCOUVER BC  
V6H 3X8

Director Name: GURDYAL SINGH SAHOTA  
Address: 6626 ANGUS DR  
VANCOUVER BC

Officer Name: GURDYAL SINGH SAHOTA  
Position: PRESIDENT  
Address: 6626 ANGUS DR  
VANCOUVER BC

Officer Name: PAL SAHOTA  
Position: SECRETARY  
Address: 6626 ANGUS DRIVE  
VANCOUVER BC  
V6P 5H9

[illegible]



# Peoples TRUST

July 30, 1998

PERMITS & LICENSES DEPARTMENT	
Reg. No.:	R
AUG 05 1998	
ORIGINAL TO:	FR
COPY TO:	Cheq received

Mr. Gurdyal S. Sahota  
6626 Angus Drive,  
Vancouver, B.C.  
V6P 5H9

Intro: Triumph Management.  
2178 Triumph St  
Vanc, BC.

Dear Mr. Sahota:

Re: 2178 Triumph Street, Vancouver, B.C.  
**Not Responsive to Request**

~~Inv. no. 163611~~  
Inv. no. 163611  
pd \$243.00  
FAX: 662-3102

CMHC has requested the following information in connection with the above captioned:

1) 2178 Triumph Street

\* do not FAX on  
a Wednesday

- a) Letter from the Fire Marshall stating that there are "No Outstanding Orders".
- b) Letter from the City stating that there are "No Outstanding Orders" with regards to the electrical and building codes.


**Not Responsive to Request**

~~page for~~ page for  
pick-up  
801-1691

**Not Responsive to Request**

Please provide me with the above information at your earliest attention.

Yours truly,  
**PEOPLES TRUST COMPANY**

  
Brian D. Kennedy,  
Assistant Vice-President, Mortgages

Head Office  
#1400 - 383 Dunsmuir St  
Vancouver, B.C. V6C 3K4  
Telephone: (604) 683-2881  
Facsimile: (604) 683-4798

Regional Office  
#303 - 695 Fort St  
Victoria, B.C. V8W 1H7  
Telephone: (250) 386-5556  
Facsimile: (250) 386-5558

Regional Office  
#955-808 4th Avenue S.W.  
Calgary, Alberta T2P 3E9  
Telephone: (403) 237-8575  
Facsimile: (403) 266-5002

Regional Office  
#2020-130 Adelaide St. W.  
Toronto, Ontario M5H 3P5  
Telephone: (416) 366-3206  
Facsimile: (416) 366-3526

**SCHEDULE B-1**  
Forming Part of Section 2.6 of the  
Vancouver Building By-law

Our Ref: MSC-1463

BV 428711  
Building Permit No. \*

**ASSURANCE OF PROFESSIONAL DESIGN AND  
COMMITMENT FOR FIELD REVIEW**

- Note
1. This letter must be submitted along with Schedule B-2 before issuance of a *building permit*. A separate letter must be submitted by each *registered professional*.
  2. This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
  3. In this letter the words in *italics* have the same meaning as in the *Vancouver Building By-law*.

To: The Chief Building Official

Date: July 12, 2004Re: New Roof Patio Door Framing

Name of Project (Print)

2178 Triumph Avenue, Vancouver, B.C.

Address of Project (Print)

Legal Description of Project (Print)

The undersigned hereby gives assurance that the design of the  
(Initial those of the items listed below that apply to this *registered professional*.  
All the disciplines will not necessarily be employed on every project.)

   ARCHITECTURAL  
   STRUCTURAL  
   MECHANICAL  
   PLUMBING  
   FIRE SUPPRESSION SYSTEMS  
   ELECTRICAL  
   GEOTECHNICAL — temporary  
   GEOTECHNICAL — permanent



(Professional Seal)

components of the plans and supporting documents prepared by this *registered professional* in support of the application for the *building permit* as outlined on the attached Schedule B-2 substantially comply with the *Vancouver Building By-law* and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction as indicated on the attached "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" (SCHEDULE B-2).

ED NEUFELD

DBI

PERMIT # .....



## Schedule B-1 (continued)

Building Permit No. \_\_\_\_\_  
 2178 Triumph Avenue, Vancouver  
 Project Address  
 Structural  
 Discipline

The undersigned also undertakes to notify the authority having jurisdiction in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction.

I certify that I am a registered professional as defined in the Vancouver Building By-law.

Tam A. London, M.Sc., P.Eng.

Name (Print)

*Tam A. London*

Signed

July 12, 2004

Date

#103 - 1847 W. Broadway

Address (Print)

Vancouver, B.C.

V6J 1Y6

(604) 739-8544

Phone



(Affix PROFESSIONAL SEAL here)

(If the Registered Professional is a member of a firm, complete the following.)

I am a member of the firm London Mah & Associates Ltd.  
 and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a registered professional. The Vancouver Building By-law defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

**SCHEDULE B-2**Forming Part of Section 2.6 of the  
Vancouver Building By-law

Our Ref: MSC-1463

for 428 711  
Building Permit No. "**SUMMARY OF DESIGN AND FIELD REVIEW  
REQUIREMENTS**

- Note:
1. This form must be submitted with Schedule B-1 before issuance of a *building permit*.
  2. This form is endorsed by Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C. and Union of B.C. Municipalities.
  3. In this letter the words in *italics* have the same meaning as in the *Vancouver Building By-law*.

Date: July 12, 2004

Tam A. London, M.Sc., P.Eng.

(Registered Professional)

Project: New Roof Patio Door Framing

(Name)

2178 Triumph Avenue, Vancouver, B.C.

(Address)

(Initial applicable discipline below and cross out and initial non-applicable items within the discipline.)

**ARCHITECTURAL**

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 *Access requirements for persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Thermal insulation systems, including condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)

**STRUCTURAL**

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 Structural aspects of *deep foundations*
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction
- 2.5 Verification of the satisfactory completion of an *in-house check* of the structural design
- 2.6 Verification of the satisfactory completion of an *independent Concept Review*, including a general overview of the design calculations.

**MECHANICAL**

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings



(Professional Seal)



Schedule B-2 — *Continued*

Building Permit No. \_\_\_\_\_

Project: \_\_\_\_\_  
(Address)

Registered Professional: \_\_\_\_\_

**PLUMBING**

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings

**FIRE SUPPRESSION SYSTEMS**

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city [ ] water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Functional testing of fire suppression systems and devices

**ELECTRICAL**

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings

**GEOTECHNICAL — Temporary**

- 7.1 Excavation [See A-2.6.2.1.(3)(a) in Appendix A]
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering
- 7.5 Protection of city plant, utilities and underground structures on adjoining streets
- 7.6 Notification of affected adjoining property owners

**GEOTECHNICAL — Permanent**

(Professional Seal)

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning
- 8.8 Removal of shoring works from adjoining streets and properties [See A-2.6.2.1.(1)(c) in Appendix A]



ADJUSTER: **Robb Donay**

**PRITCHARD, WOODALL & ASSOC.**  
216, 12899 - 76th Ave.  
Surrey, BC V3W 1E6

537070BC LTD c/o RAYMOND P.  
LOSS: **BERGEN COURT APPOINTED  
RECEIVER**  
2178 Triumph Street  
Vancouver, BC V5L 1K9

*Bu 438447*

PROJECT MANAGER: **Jim Saxon**  
ERS ID #: S06-JX665

FILE#: 4613 RBD

DESCRIPTION: Fire/Smoke Damage  
CONTACT: Chuck (caretaker) ☎(604) 255-1856

December 20, 2006

## REPAIR SPECIFICATION

### 4<sup>TH</sup> FLOOR

#### COMMON HALL 4'0" x 82'

- ☐ Smoke seal textured ceiling and walls
- ☐ Paint ceiling and walls complete up to fire door near unit 404
- ☐ Remove and replace emergency (2) spot lights and (1) emergency exit lighting sign
- ☐ Remove and replace (2) wall mounted light fixtures to match as close as possible
- ☐ Remove and replace heat sensor to ceiling outside of unit 407
- ☐ Clean and deodorize carpet after repairs

#### UNIT s.22(1)

#### BEDROOM (approx.) 14'0" x 10'4" INCLUDING CLOSET 5'0" x 2'0"

- ☐ Supply and install new insulation as best possible to ceiling where removed
- ☐ Patch drywall at ceiling access

**\*Please note: CEILING TEXTURE IS POSITIVE FOR ASBESTOS DO NOT DISTURB**

- ☐ Prime and re-texture ceiling complete
- ☐ Repair and paint common party wall to match

**\*Please note:** No allowance made for carpet replacement or cleaning in this unit.  
Window replacement NOT included in this scope of repair.

#### UNIT s.22(1)

#### BEDROOM (approx.) 14'0" x 10'4" INCLUDING CLOSET 5'0" x 2'0"

- ☐ Remove and replace cross bridging to ceiling joist as required
- ☐ Supply and install new ceiling joists – sister against original to affected section
- ☐ Remove and replace 2x6 framing to valance above window



- ❑ Renew wiring to pre-loss condition including electrical devices and light fixture
- ❑ Supply and install new fiberglass insulation to common party wall
- ❑ Supply and install new insulation and vapor barrier to ceiling cavity (ensure enough space for proper ventilation of roof deck)
- ❑ Supply and install new 5/8" drywall to ceiling and party wall
- ❑ Supply and install new 1/2" drywall to interior wall surfaces
- ❑ Tape float and sand drywall ready for finishing
- ❑ Prime and texture ceiling complete
- ❑ Seal and paint walls complete
- ❑ Supply and install new wood baseboard
- ❑ Caulk fill and paint baseboard to match
- ❑ Supply and install new mahogany half louvered door to closet
- ❑ Remove and replace new pre-hung paint grade slab passage door to bedroom including hardware
- ❑ Supply and install new closet door to small linen closet (mahogany half louvered door)
- ❑ Supply and install new door casings and window sill
- ❑ Seal and varnish doors as original
- ❑ Seal and paint door frames and window sills
- ❑ Supply and install new shelves to both closets including clothing rod
- ❑ Supply and install new Dona conna underlayment to subfloor
- ❑ Supply and install new carpet and underpad as per like kind and quality
- ❑ Remove and replace radiant baseboard heater unit including coils and new housing
- ❑ Supply and install new door trim
- ❑ Supply and install new curtain rods as per LKQ

***\*Please note: Window already ordered and will be installed under emergency***

#### **HALLWAY AND ENTRY PLUS SMALL CLOSET (approx.) 13'6" x 4'0" PLUS 4'0" x 4'0"**

- ❑ Smoke seal all exposed framing
- ❑ Supply and install new insulation and vapor barrier to ceiling (ensure enough space for proper ventilation of roof deck)
- ❑ Supply and install new fiberglass insulation to common party wall
- ❑ Renew electrical to pre-loss condition including electrical devices, light fixtures and smoke / heat detectors as required
- ❑ Remove and replace electrical panel
- ❑ Supply and install new 5/8" drywall to ceiling and party wall
- ❑ Supply and install new 1/2" drywall to interior wall surfaces
- ❑ Tape, float and sand drywall ready for finishing
- ❑ Seal and texture ceiling complete
- ❑ Seal and paint walls complete
- ❑ Supply and install new Dona conna underlayment to floor
- ❑ Supply and install new carpet and underpad as per like kind and quality
- ❑ Supply and install new wood baseboards
- ❑ Caulk fill and paint baseboard to match
- ❑ Supply and install new closet door and hardware at small closet (mahogany half louvered door)
- ❑ Supply and install new shelving to closet as required
- ❑ Seal and varnish door as original
- ❑ Supply and install new solid core entry door as per like kind and quality including new hardware
- ❑ Remove and replace automatic closer unit
- ❑ Seal and paint door and frame complete
- ❑ Supply and install new door trim and paint as required



**COAT CLOSET (approx.) 3'0" x 2'0"**

- ☐ Smoke seal all remaining surfaces
- ☐ Supply and install new drywall to base of wall where removed
- ☐ Seal and paint walls and ceiling complete
- ☐ Supply and install new closet shelving and clothes rod
- ☐ Supply and install new Dona conna underlayment at closet
- ☐ Supply and install new carpet and underpad as per like kind and quality
- ☐ Supply and install new mahogany half louvered doors
- ☐ Seal and varnish doors to match

**BATHROOM (approx.) 5'0" x 7'0"**

- ☐ Smoke seal all exposed framing
- ☐ Renew electrical to pre-loss condition including electrical devices and light fixture as required
- ☐ Supply and install new insulation and vapor barrier to ceiling cavity and ensure for proper ventilation
- ☐ Supply and install new fiberglass insulation to common party wall
- ☐ Supply and install new 5/8" drywall to ceiling and party wall
- ☐ Supply and install new 1/2" drywall to interior walls where required
- ☐ Tape, float and sand drywall ready for finishing
- ☐ Smoke seal remaining walls
- ☐ Seal and paint ceiling and walls complete
- ☐ Remove and replace ceramic tile to bathtub enclosure as original
- ☐ Supply and install new shower curtain rod
- ☐ Supply and install new vanity cabinet and counter top as per like kind and quality
- ☐ Supply and install new sink and faucet for vanity cabinet and make connections for plumbing
- ☐ Remove and replace ceiling mounted exhaust fan
- ☐ Supply and install new door trim

**\*Please note:** Original ducting only ran 3 approx. feet from fan unit and vented into ceiling cavity. Proper ducting will be required as a code upgrade

- ☐ Supply and install new plywood subfloor
- ☐ Supply and install new linoleum flooring (builders grade)
- ☐ Supply and install new vinyl cove base to perimeter
- ☐ Supply and install new toilet
- ☐ Supply and install new wall mounted mirror above vanity
- ☐ Supply and install new toilet roll holder and towel hanger bar
- ☐ Supply and install new surface mounted medicine cabinet
- ☐ remove and replace door and frame as per like kind and quality
- ☐ Seal and paint door and frame complete
- ☐ Supply and install new shower head
- ☐ Report on condition of shower faucet

**KITCHEN (approx.) 6'6" x 7'1"**

- ☐ Smoke seal all exposed framing
- ☐ Supply and install new fiberglass insulation and vapor barrier to ceiling
- ☐ Supply and install new fiberglass insulation to common wall where removed
- ☐ Supply and install new 5/8" drywall to common wall where removed
- ☐ Tape float and sand drywall ready for finishing
- ☐ Remove and renew electrical as required including electrical devices and light fixtures
- ☐ Supply and install new 5/8" drywall to ceiling
- ☐ Repair and smoke seal remaining walls



- ☐ Seal and texture ceiling
- ☐ Paint walls complete
- ☐ Supply and install new upper and lower cabinets as per like kind and quality
- ☐ Supply and install new counter top
- ☐ Supply and install new kitchen sink and faucet as per like kind and quality
- ☐ Supply and install new exhaust fan (24") and ducting
- ☐ Connect ducting for fan hood
- ☐ Supply and install new plywood underlayment to floor
- ☐ Supply and install new linoleum flooring as per like kind and quality
- ☐ Supply and install new refrigerator as per like kind and quality (apartment size)
- ☐ Supply and install new 24" range as per like kind and quality

#### **LIVING ROOM (approx.) 19'7" X 12'2" PLUS DINING ROOM 7'6" X 7'0"**

- ☐ Smoke seal all exposed framing
- ☐ Renew electrical to pre-loss condition including electrical devices and light fixtures as required
- ☐ Supply and install new plywood underlayment at dining room area
- ☐ Re-secure plywood to floor at area of inspection access
- ☐ Supply and install new insulation and vapor barrier to ceiling and exterior walls
- ☐ Supply and install new 5/8" drywall to ceiling
- ☐ Supply and install new 1/2" drywall to exterior walls
- ☐ Tape, float and sand drywall ready for finishing
- ☐ Seal and texture ceiling complete
- ☐ Seal and paint walls complete
- ☐ Supply and install new wood baseboard
- ☐ Caulk fill and paint baseboard to match
- ☐ Caulk fill and paint window sills
- ☐ Remove and replace radiant baseboard heater unit including coils and new housing
- ☐ Supply and install new carpet and underpad as per like kind and quality
- ☐ Supply and install new curtain rods as per LKQ

#### **EAST COMMON STAIRWELL**

- ☐ Clean and deodorize carpet after repairs from 4<sup>th</sup> down to ground floor

#### **UNIT 5.22(1)**

#### **BEDROOM (approx.) 14'0" x 10'4" INCLUDING CLOSET 5'0" x 2'0"**

- ☐ Supply and install new insulation to ceiling and party wall
- ☐ Supply and install new insulation and vapor barrier to exterior wall
- ☐ Supply and install new 5/8" drywall to ceiling and party wall
- ☐ Supply and install new 1/2" drywall to exterior and interior wall surfaces
- ☐ Tape, float and sand drywall ready for finishing
- ☐ Prime and texture ceiling complete
- ☐ Seal and paint walls complete
- ☐ Supply and install new Dona conna underlayment to floor
- ☐ Supply and install new carpet and underpad as per like kind and quality
- ☐ Supply and install new wood baseboard
- ☐ Caulk fill and paint baseboard to match
- ☐ Replace electrical device cover plates
- ☐ Re-install original closet doors
- ☐ Supply and install new shelving and clothing rod to closet



- ☐ Seal and paint closet doors
- ☐ Supply and install new pre-hung passage doors to bedroom
- ☐ Supply and install new door trim
- ☐ Caulk fill and paint door and frame complete including hardware
- ☐ Supply and install new light fixture to ceiling
- ☐ Re-install cover to baseboard heater and paint as required
- ☐ Supply and install new curtain rod as per LKQ

**HALLWAY AND ENTRY PLUS SMALL CLOSET (approx.) 13'6" x 4'0" PLUS 4'0" x 4'0"**

- ☐ Supply and install new insulation to ceiling
- ☐ Supply and install new 5/8" drywall to ceiling
- ☐ Supply and install new 1/2" drywall to walls where required
- ☐ Tape, float and sand drywall ready for finishing
- ☐ Prime and texture ceiling complete
- ☐ Supply and install new shelves to closet
- ☐ Supply and install new Dona conna underlayment to floor
- ☐ Supply and install new carpet and underpad as per like kind and quality
- ☐ Supply and install new plywood
- ☐ Supply and install new wood baseboard
- ☐ Caulk fill and paint baseboard to match
- ☐ Supply and install new smoke detector to ceiling
- ☐ Re-secure heat sensor to ceiling
- ☐ Supply and install new light fixture to ceiling

**COAT CLOSET 3'6" x 2'0"**

- ☐ Supply and install new drywall at base of wall where removed
- ☐ Tape, float and sand ready for paint
- ☐ Seal and paint ceiling and walls complete
- ☐ Supply and install new shelf and closet rod
- ☐ Supply and install new Dona conna underlayment
- ☐ Supply and install new carpet and underpad

**\*Please note:** *There was no baseboard at time of loss in this area*

**BATHROOM (approx.) 5'0" x 7'0"**

- ☐ Remove and replace plywood subfloor as required
- ☐ Supply and install new plywood underlayment ready for vinyl
- ☐ Supply and install new insulation to common wall
- ☐ Supply and install new 5/8" drywall to ceiling and common wall
- ☐ Supply and install new 1/2" drywall to remaining wall
- ☐ Seal and paint ceiling and walls complete
- ☐ Supply and install new vanity cabinet and counter top as per like kind and quality
- ☐ Supply and install new ceramic tile to tub surround (to normal height) as original
- ☐ Supply and install new shower head
- ☐ Supply and install new faucet for bathtub
- ☐ Supply and install new linoleum flooring as per like kind and quality (builders grade)
- ☐ Supply and install new wall mounted light fixture as per original
- ☐ Supply and install new wall mirror above vanity
- ☐ Supply and install vanity sink and faucet and connect plumbing as required
- ☐ Remove and replace door and frame at bathroom with pre-hung unit
- ☐ Supply and install new door trim to both sides of opening
- ☐ Caulk fill and paint door and frame complete including hardware



**LIVING ROOM (approx.) 19'0" x 11'6"**

- ☐ Supply and install new Dona conna underlayment as required
- ☐ Supply and install new insulation to ceiling cavity where removed
- ☐ Supply and install new 5/8" drywall to ceiling
- ☐ Supply and install new 1/2" drywall to interior wall
- ☐ Tape, float and sand drywall ready for finishing

**\*Please note:** Existing painted texture to balance of ceiling is positive for asbestos. Do not scrape texture.

- ☐ Prime and texture ceiling complete
- ☐ Seal and paint affected walls
- ☐ Supply and install new baseboard where required
- ☐ Supply and install new carpet and underpad as per like kind and quality
- ☐ Re-attach or replace electrical device cover plates

**KITCHEN (approx.) 6'6" x 7'1"**

- ☐ Supply and install transition at entry to kitchen

**\*Please note:** No other repairs noted in this area

**EXTERIOR – EAST ELEVATION**

- ☐ Remove and replace framing to east elevation fascia as required
- ☐ Smoke seal roof cavity complete
- ☐ Supply and install new 1/4" plywood to fascia
- ☐ Seal and paint plywood fascia to match
- ☐ Remove and replace stucco at bedroom window as required and blend to match
- ☐ Supply and install new stucco soffit as per like kind and quality including vent screen
- ☐ Remove and replace aluminum cable channels as per like kind and quality where required
- ☐ After scaffold is removed, caulk and touch up anchor points to wall
- ☐ Seal and paint stucco soffit and top 8' of wall to east elevation
- ☐ Remove and replace cap flashing at fascia as per like kind and quality

**ROOF**

- ☐ Remove and replace Roof Deck to burn area of source room
- ☐ Remove and replace Roof System to area above source room complete and tie in to existing (up to 320 S.F. )
- ☐ Remove and replace cap flashing @ East fascia
- ☐ Paint flashing as required to match

**1<sup>ST</sup> FLOOR****COMMON HALL**

- ☐ Clean and deodorize carpet after repairs including entry lobby

**ROOF**

- ☐ Remove and replace Roof Deck to burn area of source room
- ☐ Remove and replace Roof System to area above source room complete and tie in to existing (up to 320 S.F. )
- ☐ Remove and replace cap flashing @ East fascia
- ☐ Paint flashing as required to match

**GENERAL**

- ☐ Remove and dispose of all repair related debris
- ☐ Perform construction clean after repair
- ☐ Verify fire alarm system

**\*Please note:** - Building permit and acquisition costs will be in addition to the scope if required  
- Carpet and underpad allowance \$26 (installed)

Jim Saxon  
Project Manager  
Surrey Branch  
JS/jrk (S06JX-665)

**GREATER VANCOUVER**

#4 - 5707 Sidley St.  
Burnaby, BC V5J 5E6  
Ph: (604) 436-1440  
Fax: (604) 436-1448  
[www.edenvale.com](http://www.edenvale.com)

**SURREY**

#24 - 13260 - 78th Ave  
Surrey, BC V3W 0H6  
Ph: (604) 590-1440  
Fax: (604) 590-8833  
**Maple Ridge** (604) 467-0304

**CENTRAL FRASER VALLEY**

30936 Peardonville Rd.  
Abbotsford, BC V2T 6K1  
Ph: (604) 854-5309  
Fax: (604) 854-3977  
**Vancouver** (604) 856-5630

**UPPER FRASER VALLEY**

#5 - 8465 Harvard Plc.  
Chilliwack, BC V2P 7Z5  
Ph: (604) 795-4884  
Fax: (604) 795-4933  
[mail@edenvale.com](mailto:mail@edenvale.com)

**Your Emergency Response Team!**





IR Number	BI 32785	EN Number	040728	Date of Inspection (yyyy/mm/dd)	2008/01/08
Main Address	2178 Triumph St			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	3
Owner				Permit Number	
Contractor				Approved Use of Building/Land	Multiple Dwelling
Contractor's Business License Account				Present Use of Building/Land	Same

Reason for Inspection      Recheck order dated 20 Nov 2007 to:

- Provide self closing devises on all fire separations
- Repair damage to fire doors on all suite entries
- Repair fire separation in 2<sup>nd</sup> floor hallway ceiling
- Install hard wire smoke detectors in required areas throughout the building
- Attain a building permit for above work

#### Narrative/Observations

A building permit has not been taken out for above work  
A site visit on 07 Jan 2007 revealed that the 2<sup>nd</sup> floor hallway ceiling has been completely removed and plumbing mains are being replaced. I told the building manager to stop the work and attain permits. Still no permits have been applied for to date. I have been back to the site 3 more time to gain access and have not been able to get in. The last time was on 14 Jan 2008, which I posted a stop work notice on the front door.

#### Requirements

Comply with order dated 20 Nov 2007 EN040728

#### Recommendations

Refer to prosecution and send owner Stop Work Order and detailed access letter for 29 Jan 2008 at 11:30am.

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
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Date Report Made:      January 16, 2008

David O'Halloran  
Inspector's Name

#### For Manager or Supervisor Use Only

File:      Approval / Use      Enforcement      Project / Permit

FYA to:      CINDY FRISON / PATTIE HAYES / SARAH WILLIAMS

FYI to:

RON DYCK

Manager / Supervisor

# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 312376


Property Address <b>2178 TRIUMPH</b>		Date of Inspection <b>96-02-27</b>	
Name and Address of Property Owner/Agent <b>WILLIAM KWOK</b>		Specifics of Property Address <b>S.22(1)</b>	Permit No.
Contractor		Number of Storeys	} <b>MULTIPLE DWELLING</b>
Contractors Business License Account No. <b>49753</b>		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Contractors Business Address		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Reason for Inspection <b>COMPLAINT</b>			

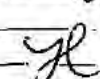

INSPECTION TODAY SHOWED THE FOLLOWING S. OF M. VIOLATIONS:

- KITCHEN FAN IS NOT WORKING — REPAIR OR REPLACE
- KITCHEN STOVE IS DIRTY AND BADLY STAINED AND NOT WORKING PROPERLY — REPLACE
- LIVING ROOM WINDOW CRACKED — REPLACE
- BATHROOM CEILING DAMAGED — REPAIRED

REC.: 30 DAY S. OF M. BY-LAW LETTER TO R.O.

**RUSH/URGENT**

Date Report Made <b>96-02-28</b>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> SPU <input type="checkbox"/> OTHER	Inspectors Name 	Signature
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<input type="checkbox"/> File <input type="checkbox"/> Carbon Copy to <input checked="" type="checkbox"/> Refer to <b>GLADYS</b> <input type="checkbox"/> <b>30 DAY S. OF M. letter</b> <input type="checkbox"/> 	<b>OFFICE USE</b> J. ALVAREZ Property Use Insp. - Dist. No.	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> _____ attention in _____ days if no - <b>00</b> 
--	---	---



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

REGISTERED

PLEASE REFER TO:  
Mr. J. Curran  
Supervisor,  
Property Use Branch  
at 873-7563  
I.R. No. 299296

1995 December 05

William C. Kwok and Mary F. Kwok  
5329 Heather Street  
Vancouver, BC  
V5Z 3M1

- PTX 875

same.

Dear Sir and Madam:

Re: 2178 Triumph Street (Unit 522(1))

On November 11, 1995, our Inspection Services reported that your property at the above location once again has water ponding on the roof resulting in water damage to Unit 522(1) in the bedroom and hallway by the kitchen and livingroom.

The following deficiencies were also observed:

1. Stove fan short circuits and sparks when in use - to be repaired or replaced.
2. Smoke detectors are not in working order - to be repaired or replaced.
3. Unit has no thermostat - to be provided.
4. Intercom has been disconnected - to be reconnected.
5. Toilet seal is leaking - to be repaired.
6. Sundeck rail is loose and support straps have broken off - to be repaired.
7. Soffit above sundeck leaks - eavestroughs to be cleaned out.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS ORDER.**

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 5/96

  
R.L. Maki, PEng  
CITY BUILDING INSPECTOR

JHau/RT/km vb

bcc: J. Araya, District Property

①

confirmed with  
45 F. L. House # J. Araya  
To go for charges  
about completed work

**PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT**

IR 357623


Property Address <b>2178 TRIUMPH</b>		Date of Inspection <b>99-06-28</b>	
Name and Address of Property Owner/Agent <b>537070 B.C. LTD.</b>		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>M.J.</b>	
Contractors Business Address	Contractors Business License Account No. <b>99 251176</b>	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>M.J.</b>	
Reason for Inspection <b>RECHECK S.O. M. ORDER DATED MAY 26-99</b>			

**INSPECTION TODAY SHOWED THAT ALL THE VIOLATIONS LISTED IN OUR ORDER HAVE BEEN RECTIFIED.**

**NO FURTHER ACTION REQUIRED.**

**REC. : FILE FOR INFO**

**J. ARAYA**  
Property Use Insp. - Dist. No. **08**

Date Report Made <b>99-06-29</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	Inspector's Signature 	Signature
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- ☒ File **AA**
- ☐ Carbon Copy to \_\_\_\_\_
- ☐ Refer to \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

OFFICE USE

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







PERMIT NUMBER	EL	510112	
	IA		
DATE	07	04	30
	YY	MM	DD

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER				ADDRESS			
WESPAC				2178 TRIUMPH ST			
TYPE OF INSPECTION				SPECIFICS			
<input checked="" type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				S.22(1)			
ITEM				INSPECTOR			
				Loris Bidese			
ACC				OFFICE HOURS			
REJ				8:30-9:15 AM / 1:00-1:45 PM			
1 SERVICE V A Ph				PHONE # (604) 873-7016 FAX# (604) 873-7100			
2 DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE				INSPECTOR			
3 GROUNDING				SIGNATURE			
4 BONDING							
5 BRANCH / APPL. CCTS.				ITEM			
6 TRANSFORMER KVA CAPCTR. KVAR				13 PERMIT POSTED			
7 MOTOR CCTS. / GENERATOR				14 AUTHORIZATION FORM RCVD / POSTED			
8 HEATING CCTS.				15 WIRING OK TO COVER			
9 FIXTURES & FITTINGS				16 OK TO ENERGIZE			
10 LIFE SAFETY SYSTEMS				17 CONDUIT / RACEWAYS - ACCEPTED			
11 SECURITY WIRING / EXTRA LOW VOLTAGE				18 EL. PERMIT / CLEARED FOR OCC.			
12 OTHER (SEE REMARKS)				19 FINAL ACCEPTED			

The following deficiencies shall be rectified before: \_\_\_\_\_ and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

[illegible]

PINK - SITE COPY

File \_\_\_\_\_  
Referred \_\_\_\_\_  
Supervisor \_\_\_\_\_

Lic &amp; Insp - C004 (Revised Feb 2005)

# 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. G. Wendril  
Assistant Supervisor  
Electrical Inspections  
Branch at 873-7836  
I.R. No. 280476

1994 September 26

William C. and Mary F. Kwok  
5329 Heather Street  
Vancouver, BC  
V5Z 3M1

Dear Sir and Madam:

Re: Electrical Survey at 2178 Triumph Street

Our Inspection Services reported that the electrical system in the building at the above location does not comply with the requirements of the Electrical By-law. The following work is required:


1. Fasten boxes to wall for the dryer receptacle. (CEC Rule 2-108)
2. Connect all smoke alarms in suites. (CEC Rule 2-300)

An Electrical Permit for this work must be obtained from this office prior to any work being commenced. The permit may only be issued to a licensed electrical contractor.

There may, however, be components of the electrical system which could not be observed by visual inspection, hence, we cannot confirm that these components will comply with the By-law.

In accordance with the Electrical By-law and to avoid further action, you are to have a licensed contractor obtain the required permit, and correct the above items within 30 days of the date of this letter.

Yours truly,

  
\_\_\_\_\_  
A. Tsisserev, PEng  
CITY ELECTRICIAN

WW/LK/km vb



City of Vancouver



# CERTIFICATE OF ELECTRICAL INSPECTION

59027

PERMIT NUMBER EL 481295
IA _____
DATE 04/07/13 YY MM DD

PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW AND THE ELECTRICAL SAFETY ACT, THE ELECTRICAL WIRING IN THESE PREMISES HAS BEEN INSPECTED AS NOTED HEREUNDER:

ELECTRICAL CONTRACTOR <b>GREYWOLF ELECT</b>				ADDRESS <b>2178 TRIUMPH ST</b>			
TYPE OF INSPECTION <b>WATER DAMAGE</b> <input type="checkbox"/> RW <input checked="" type="checkbox"/> BCF <input type="checkbox"/> ANN <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER _____				SPECIFICS			
INSPECTOR: <b>John Evans</b>				OFFICE HOURS: <b>7502</b> <b>AM</b> <b>PM</b>			
PHONE # <b>(604) 873-7570</b> Fax: <b>(604) 873-7100</b>				INSPECTOR			
ITEM		ACC	REJ	ITEM		Y	N
1.	SERVICE V A Ph			13.	PERMIT REQUIRED		
2.	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14.	AUTHORIZATION FORM RCVD / POSTED		
3.	GROUNDING			15.	WIRING OK TO COVER		
4.	BONDING			16.	OK TO ENERGIZE		
5.	BRANCH / APPL. CCTS.			17.	INSP COPY OF RECORD DWGS ACCP		
6.	TRANSFORMER KVA CAPCTR.CCTS			18.	EL. PERMIT / CLEARED FOR OCC.		X
7.	MOTOR CCTS / GENERATOR			19.	FINAL ACCEPTED		X
8.	HEATING CCTS.						
9.	FIXTURES & FITTINGS		X				
10.	LIFE SAFETY SYSTEMS						
11.	SECURITY WIRING / EXTRA LOW VOLTAGE						
12.	OTHER (SEE REMARKS)						

THE FOLLOWING DEFICIENCIES SHALL BE RECTIFIED BEFORE:

AND MUST BE LEFT ACCESSIBLE FOR REINSPECTION. PLEASE CALL 873-7601, 873-7602 OR 873-7059 (24 hour line) WHEN THE WORK IS READY FOR REINSPECTION AND THE APPLICABLE FEE HAS BEEN PAID.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
1	SMOKE ALARM & SMOKE DETECTOR TO BE CHANGED OR VARIFIED —	
2	INSTALL MISSING RECEPT & PLATE.	
3	INSTALL TAMPER PROOF FUSES IN PANEL	
4	NEW FIXTURE NEEDED IN HALLWAY	

WHITE COPY

Referred

File

YELLOW - INSPECTOR'S COPY

PINK - CONTRACTOR'S COPY

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

P&amp;L 270(01)



# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 365155

Property Address <b>217B Triumph.</b>		Date of Inspection <b>July 21/06</b>	
Name and Address of Property Owner/Agent <b>537070 BC Ltd.</b>		Specifics of Property Address <b>#109</b>	Permit No.
Contractor		Number of Storeys	Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <b>ART HSE.</b>
Contractors Business Address	Contractors Business License Account No. <b>ISSUED 06-113133</b>	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> <b>Same.</b>	
Reason for Inspection <b>Recheck</b> <b>s.22(1)</b> <b>SM.</b>			

INSPECTION SHOWS SUITE **s.22(1)** NOW HAS A NEW TOILET, BATHROOM TAPS AND THE SHOWER TAPS HAVE BEEN REPAIRED. TENANT IS SATISFIED. BATHROOM WILL BE PAINTED ALONG WITH TWO OTHER WALL REPAIRS (LIVING RM + BEDRM) WITHIN THE NEXT 2 WKS.

PAINTERS ARE ON-SITE WORKING ON SUITE **s.22(1)** (?)

YARDS ARE NEAT + CLEAN, AREA SURROUNDING GARBAGE CONTAINER IS CLEAN.  
REC: RECHK 2 WKS (14 DAYS)

Date Report Made <b>July 21/06.</b>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> HWI <input type="checkbox"/> OTHER	<b>S. KELLAND</b> Property Use Insp. = Dist. Neg Inspector's Name	Signature
-------------------------------------	---	--	---	-----------

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

## OFFICE USE

☒ Recheck by Inspector in **14** days  
☐ attention in \_\_\_\_\_ days  
 if no \_\_\_\_\_

E





# CITY OF VANCOUVER



DATE ISSUED <b>MARCH 27, 2007</b>		PERMIT TYPE <b>BUILDING PERMIT</b>				PERMIT NUMBER <b>P BU 438447</b>	
LEGAL DESCRIPTION <b>LOTS 4-6 BLOCK 30 DISTRICT LOT 184 PLAN 178</b>					ADDRESS <b>2178 TRIUMPH ST</b>		
LOCAL ADDRESS INFORMATION					SPECIFICS <b>s.22(1)</b>		
APPLICATION DATE <b>MAR 05, 2007</b>	PURPOSE <b>REPR FIRE</b>	PROJECT VALUE <b>\$85,000</b>	ASSESSED VALUE <b>\$95,600</b>	PLANS <b>2</b>	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE <b>FIELD REVIEW</b>			
APPLICANT <b>CONTRACTOR JEAN LABELLE EDENVALE RESTORATION #24-13260, 78TH AV SURREY BC V3W 0H6</b>				CONTACT <b>SITE CONTACT JIM SAXON EDENVALE RESTORATION #24-13260, 78TH AV SURREY BC V3W 0H6</b>		CONTACT <b>PROPERTY OWNER 537070 BC LTD C/O RAYMOND BERGEN 2178 TRIUMPH ST VANCOUVER BC V5L 1K9</b>	
TEL 604-590-1440	BUS LICENSE 367279	TEL 604-590-1440	BUS LICENSE 367279	TEL	BUS LICENSE		
FAX 604-590-8833	CERTIFICATE	FAX 604-590-8833	CERTIFICATE	FAX	CERTIFICATE		

**THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:**

**Interior alterations to provide fire & smoke damage repairs to units s.22(1) and s.22(1) at this existing multiple dwelling building on this site.**

**Note: OK for field review and DBI to determine if P. Eng. structural is required as per Frank Durante, March 5, 2007.**

**Note: Electrical permit required**

**AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:**

560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector. DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.

566 One set of approved up-to-date drawings being available for viewing at the jobsite.

591 All work to the satisfaction of the District Building Inspector.

SECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
B02 STRUCT FRAMING			B11 FORMS					
B03 WATER/DAMP/PROOF			B12 YARDS					
B04 INSUL/VAP BARR			B13 FIELD PLANCHCK					
B07 INTERIOR LAYOUT			770 GIVE INFO / ADVICE					
B10 FOOTINGS			771 REQUEST FOR INFO					
						990 FINAL INSPECTION <i>[Signature]</i> <b>Mar 4, 2007</b>		

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING	<b>s.22(1)</b>		C				

ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
0036 LOT TYPE	01 INSIDE/LANE		0040 PROCESSED THROUGH	29 ENQ CTR -FLD RV	
0037 LOT WIDTH		148.50 FT	0080 ZONE	3023 RM-3A	
0038 LOT DEPTH		122.00 FT	0375 HPO EXEMPTIONS	35 ALT/REPAIR-RES BLD	

**PERMITS REQD IN ADDITION TO THIS PERMIT INCLUDE :** ELECTRICAL, FIRE, PLUMBING

**APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :** B119 BUILDING INSPECTN DAVID O'HALLORAN 604-873-7596

**PROCESSED BY:** APPLICATION TAKEN BY M CHOW. APPLICATION REVIEWED BY F DURANTE. APPLICATION TYPED BY M ELLISTON. PERMIT ISSUED BY K HYNES..

**COMMENTS :**

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	
300 BUILDING FEE	606.25			BUILDING INSP	
				ATTENTION	BUILDING INSPECTOR
				REASON	PERMIT INSPECTION
				GROUP	60 : BUILDING INSPECTN
				DISTRICT	19 : DAVID O'HALLORAN7596
INVOICE : 469770		TOTAL		\$606.25	



<b>Date:</b>	02/16/2007	<b>Title Search Print - Vancouver</b>	<b>Time:</b>	9:01:41:AM
<b>CITY OF VANCOUVER</b> <b>Title - BA178534</b>				
<b>Vancouver</b>	<b>Land Title Office</b>	<b>Title No:</b> BA178534		
<b>Application for registration recieved on:</b>	29 May, 2006			
<b>Entered on:</b>	05 June, 2006			
<b>Declared Value:</b>	778232			
<b>Registered Owner in Fee Simple:</b>				
CITY OF VANCOUVER, , 453 WEST 12 AVENUE VANCOUVER, BC V5Y 1V4	<b>Inc. No:</b>	BU 438447 2178 Tring		
<b>Taxation Authority:</b>				
City of Vancouver				
<b>Description of land:</b>				
AIR SPACE PARCEL 3 OF THE PUBLIC HARBOUR OF BURRARD INLET AIR SPACE PLAN BCP23313				
<b>Short Legal Description:</b>				
S/BCP23313/////3				
<b>Parcel Identifier:</b> 026647567				
<b>Legal Notations:</b>				
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BA178535 FILED 2006-05-29				
HERETO IS ANNEXED EASEMENT BA279818 OVER PARCEL X PLAN BCP23314 HERETO IS ANNEXED EASEMENT BA279821 OVER AIR SPACE PARCEL 4 AIR SPACE PLAN BCP23313 HERETO IS ANNEXED EASEMENT BA279822 OVER AIR SPACE PARCEL 4 AIR SPACE PLAN BCP23313 HERETO IS ANNEXED EASEM				
<b>Charges, Liens and Interests:</b>				
<b>Nature of Charge</b>	<b>Charge Number</b>	<b>Date/Time</b>		
COVENANT	BG402601	1993-11-05 15:03:00		
<b>Registered Owner of Charge:</b>				
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AND CITY OF VANCOUVER				
<b>Remarks:</b> L.T.A. SECTION 215 INTER ALIA				
STATUTORY RIGHT OF WAY	BP89273	2000-04-20 09:02:00		
<b>Registered Owner of Charge:</b>				
CITY OF VANCOUVER				
<b>Remarks:</b> SEE BN318321 AS TO PART FORMERLY LOT N PLAN LMP12980				
COVENANT	BP100781	2000-05-03 13:25:00		
<b>Registered Owner of Charge:</b>				
CITY OF VANCOUVER				
<b>Remarks:</b> L.T.A. SECTION 219 MODIFIED BY BR321406				
COVENANT				



BP100786	2000-05-03 13:26:00
<b>Registered Owner of Charge:</b> CITY OF VANCOUVER	
<b>Remarks:</b> L.T.A. SECTION 219	
<b>EASEMENT</b>	
BR266812	2001-10-10 11:46:00
<b>Registered Owner of Charge:</b>	
<b>Remarks:</b> APPURTENANT TO LOT N PLAN LMP12980	
<b>COVENANT</b>	
BR266814	2001-10-10 11:46:00
<b>Registered Owner of Charge:</b>	
CITY OF VANCOUVER	
<b>Remarks:</b>	
<b>COVENANT</b>	
BR266832	2001-10-10 11:48:00
<b>Registered Owner of Charge:</b>	
CITY OF VANCOUVER	
<b>Remarks:</b>	
<b>COVENANT</b>	
BR321406	2001-11-29 13:43:00
<b>Registered Owner of Charge:</b>	
<b>Remarks:</b> MODIFICATION OF BP100781	
<b>EASEMENT</b>	
BV216238	2003-06-12 12:25:00
<b>Registered Owner of Charge:</b>	
<b>Remarks:</b> APPURTENANT TO AIR SPACE PARCEL 2 AIR SPACE PLAN BCP5715	
<b>COVENANT</b>	
BV216242	2003-06-12 12:25:00
<b>Registered Owner of Charge:</b>	
CITY OF VANCOUVER	
<b>Remarks:</b>	
<b>RENT CHARGE</b>	
BV216241	2003-06-12 12:25:00
<b>Registered Owner of Charge:</b>	
SCG VANCOUVER PROPERTY COMPANY	
<b>Remarks:</b>	
<b>EASEMENT</b>	
BV216254	2003-06-12 12:26:00
<b>Registered Owner of Charge:</b>	
<b>Remarks:</b> APPURTENANT TO: AIR SPACE PARCEL 1 AIR SPACE PLAN BCP5714 AND LOT W PLAN BCP5716	
<b>COVENANT</b>	
BV216250	2003-06-12 12:26:00
<b>Registered Owner of Charge:</b>	
CITY OF VANCOUVER	
<b>Remarks:</b>	

**RENT CHARGE**

BV216247

2003-06-12 12:26:00

**Registered Owner of Charge:**

SCG VANCOUVER PROPERTY COMPANY

**Remarks:****COVENANT**

BV216255

2003-06-12 12:26:00

**Registered Owner of Charge:**

CITY OF VANCOUVER

**Remarks:****MODIFICATION**

BW569051

2004-12-17 10:14:00

**Registered Owner of Charge:****Remarks:** MODIFICATION OF BW453852**MODIFICATION**

BW569052

2004-12-17 10:14:00

**Registered Owner of Charge:****Remarks:** MODIFICATION OF BW453853**STATUTORY RIGHT OF WAY**

BX526165

2005-04-26 08:59:00

**Registered Owner of Charge:**

SHAW CABLESYSTEMS LIMITED

**Remarks:****EASEMENT**

BA279819

2006-04-19 09:09:00

**Registered Owner of Charge:****Remarks:** APPURTENANT TO PARCEL X PLAN BCP23314 AND AIR SPACE PARCELS 4 AND 5 AIR SPACE PLAN BCP23313**COVENANT**

BA279830

2006-04-19 09:09:00

**Registered Owner of Charge:**

CITY OF VANCOUVER

**Remarks:****RENT CHARGE**

BA279827

2006-04-19 09:09:00

**Registered Owner of Charge:**

0700550 B.C. LTD.

**Remarks:****EASEMENT**

BA279820

2006-04-19 09:09:00

**Registered Owner of Charge:****Remarks:** APPURTENANT TO PARCEL X PLAN BCP23314 AND AIR SPACE PARCELS 4 AND 5 AIR SPACE PLAN BCP23313**PRIORITY AGREEMENT**

BA279832

2006-04-19 09:09:00

**Registered Owner of Charge:**



**Remarks:** GRANTING BA279819 PRIORITY OVER BW453852 SEE BW569051 AND BW453853 SEE BW569052

**PRIORITY AGREEMENT**

BA279840

2006-04-19 09:09:00

**Registered Owner of Charge:**

**Remarks:** GRANTING BA279827 PRIORITY OVER BW453852 SEE BW569051 AND BW453853 SEE BW569052

**PRIORITY AGREEMENT**

BA279843

2006-04-19 09:09:00

**Registered Owner of Charge:**

**Remarks:** GRANTING BA279830 PRIORITY OVER BW453852 SEE BW569051 AND BW453853 SEE BW569052

**PRIORITY AGREEMENT**

BA279833

2006-04-19 09:09:00

**Registered Owner of Charge:**

**Remarks:** GRANTING BA279820 PRIORITY OVER BW453852 SEE BW569051 AND BW453853 SEE BW569052

**PRIORITY AGREEMENT**

BA279848

2006-04-19 09:10:00

**Registered Owner of Charge:**

**Remarks:** GRANTING BA279845 PRIORITY OVER BW453852 SEE BW569051 AND BW453853 SEE BW569052

**COVENANT**

BA279845

2006-04-19 09:10:00

**Registered Owner of Charge:**

CITY OF VANCOUVER

**Remarks:**

**OPTION TO PURCHASE**

BA178538

2006-05-29 15:06:00

**Registered Owner of Charge:**

PROVINCIAL RENTAL HOUSING CORPORATION

**Remarks:** TO LEASE, SEE BA178537.

**LEASE**

BA178537

2006-05-29 15:06:00

**Registered Owner of Charge:**

PAL VANCOUVER

**Remarks:**

"Caution - All charges may not be shown or appear in order of priority."

\*\*\* Current Information Only - No cancelled information shown \*\*\*

**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

**CITY OF VANCOUVER**



**DIRECTOR:**  
J.A. Perri

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

**REGISTERED**

**PLEASE REFER TO:**  
Mr. J. Curran  
Supervisor,  
Property Use Branch  
at 873-7563  
I.R. No. 296080

*Pui 08*

1995 February 27

William C. and Mary F. Kwok  
5329 Heather Street  
Vancouver, BC  
V5Z 3M1

Dear Sir and Madam:

Re: 2178 Triumph Street (Unit **s.22(1)**)

Further to our letter of January 16, 1995, our Inspection Services report that the following deficiencies still exist:

**Unit** **s.22(1)**

1. Drywall around the sliding door contains mold and is damaged by the moisture - drywall to be removed and replaced.
2. Wood sill is badly damaged by moisture - to be replaced.
3. Carpet is stained, worn and badly damaged - carpet and underlay to be replaced.
4. Intercom does not work - to be repaired.
5. Stove does not work - to be replaced.
6. Bedroom ceiling is badly damaged due to a water leak - to be repaired.
7. Bathroom fan is not working properly - to be replaced.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, **WITHIN 14 DAYS OF THE DATE OF THIS ORDER.**

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

Yours truly,

**R.L. Maki, PEng  
CITY BUILDING INSPECTOR**

*March 27/95*





PERMIT TYPE		<b>BUILDING PERMIT APPLICATION</b>				APPLICATION NUMBER <b>A BU 438447</b>	
LEGAL DESCRIPTION LOTS 4-6 BLOCK 30 DISTRICT LOT 184 PLAN 178						ADDRESS <b>2178 TRIUMPH ST</b>	
ADDITIONAL ADDRESS INFORMATION						SPECIFICS <b>s.22(1)</b>	
APPLICATION DATE <b>MAR 05, 2007</b>	PURPOSE <b>REPR FIRE</b>	PROJECT VALUE <b>\$85,000</b>	ASSESSED VALUE <b>\$95,600</b>	PLANS <b>2</b>	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE <b>FIELD REVIEW</b>			
						CO-ORDINATE <b>586-259-58-0000</b>	
APPLICANT <b>CONTRACTOR</b> JEAN LABELLE EDENVALE RESTORATION #24-13260, 78TH AV SURREY BC V3W 0H6		CONTACT 2 <b>SITE CONTACT</b> JIM SAXON EDENVALE RESTORATION #24-13260, 78TH AV SURREY BC V3W 0H6		(MAIL TO)		CONTACT 3 <b>PROPERTY OWNER</b> 537070 BC LTD C/O RAYMOND BERGEN 2178 TRIUMPH ST VANCOUVER BC V5L 1K9	
TEL 604-590-1440 FAX 604-590-8833	BUS.LICENSE 367279 CERTIFICATE	TEL 604-590-1440 FAX 604-590-8833	BUS.LICENSE 367279 CERTIFICATE	TEL	BUS.LICENSE		
THIS APPLICATION IS SUBMITTED WITH PLANS TO:							
<p>Interior alterations to provide fire &amp; smoke damage repairs to units <b>s.22(1)</b> and <b>s.22(1)</b> at this existing multiple dwelling building on this site.</p> <p>Note: OK for field review and DBI to determine if P. Eng. structural is required as per Frank Durante, March 5, 2007.</p>							
PROPOSED USE D24 MULTIPLE DWELLING	SPECIFICS/LOCATION <b>s.22(1)</b>	AREA (SF)	OCC C	PROPOSED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
ITEM 0036 LOT TYPE 0037 LOT WIDTH 0038 LOT DEPTH	SPECIFICS/REFERENCE 01 INSIDE/LANE	QTY/AMT 148.50 FT 122.00 FT		ITEM 0040 PROCESSED THROUGH 0080 ZONE 0375 HPO EXEMPTIONS	SPECIFICS/REFERENCE 28 ENQ CTR -FLD RV Z023 RM-3A 35 ALT/REPAIR-RES BLD	QTY/AMT	
PERMITS REQD IF THIS APPLICATION IS APPROVED INCLUDE :				ELECTRICAL FIRE PLUMBING PLAN REGISTRY			
CLEARANCES REQD DURING APPLICATION STAG INCLUDE :				B119 BUILDNG FIELD INSP DAVID O'HALLORAN 604-873-7596			
ADDITIONAL NOTES: 400 *****TO DISTRICT BUILDING INSPECTOR FOR FIELD REVIEW***** Applicant to contact DAVID O'HALLORAN at 604 873-7596 from 8:30-9:15 am M-F for an appointment.							
<p>AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY LAWS, ACTS OR REGULATIONS.</p>							
FEE 300 BUILDING FEE	AMOUNT 606.25	FEE	AMOUNT	SIGNED BY	JEAN LABELLE		
				DATE	SEE INFORMATION SHEET		
				TAKEN BY	H CHOW.		
				FOR THE	CHIEF BUILDING OFFICIAL		
INVOICE: 469770		TOTAL		\$606.25			





# Property Use Inspection Report

IR Number	UI 54888	EN Number	EN 105928/ 106581	Date of Inspection (yyyy/mm/dd)	2015/04/17
Main Address	2178 Triumph St			Specifics and/or Suite #	s.22(1) & Main Floor Hallway
Secondary Address					
Tenant				Number of Storeys	
Owner	537070 BC Ltd 6626 Angus Drive Van BC V6P 5H9			Permit Number	
Agent	Res. Bldg Mgr - Johannes DeGrunt			Approved Use of Building/Land	35 Du's
District Zone	RM-3A			Present Use of Building/Land	35 Du's
Business License	BL15-102208-AH				

Reason for Inspection Complaints - re: S of M

## Narrative/Observations

Inspection today @ 11:30AM revealed the following:

s.22(1) Currently vacant, one (1) bedroom suite. Tenant s.22(1) was evicted by VPD. Evidence of drug paraphernalia in unit. Photos taken. Information from Resident Manager (Johannes DeGrunt), revealed that the tenant was here for s.22(1) and then was involved with drug use. Tenant apparently damaged the unit herself by hammering holes in the walls. Repairs are to be done.

Main Floor Hallway - No sewer smell. Carpets are to be steam cleaned. Res. Mgr Indicated that there was a clog in the line which has since been augered out. There was a long delay in servicing the line as the owner, was not available at the time (to approve work). Units s.22(1), to be repaired. No access at this time. Mr. DeGrunt to meet with these tenants. Monitor.

Update Apr 20/15 @ 8:30AM - Spoke to Mr. DeGrunt, he has met & inspected both Units s.22(1) mainly water damage. To be repaired.

## Requirements

S of M By-Law.

## Recommendations

No Further action, PUI to monitor.

Photos Taken? ☒ Yes ☐ No

Date Report Made: April 20, 2015

Leonard Sugie  
Inspector's Name



IR Number UI 54888

EN Number EN  
105928/10  
6581

Date of Inspection (yyyy/mm/dd) 2015/04/17

**For Manager or Supervisor Use Only**File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: \_\_\_\_\_

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

\_\_\_\_\_  
Tom Hamilton

Manager / Supervisor

IR Number


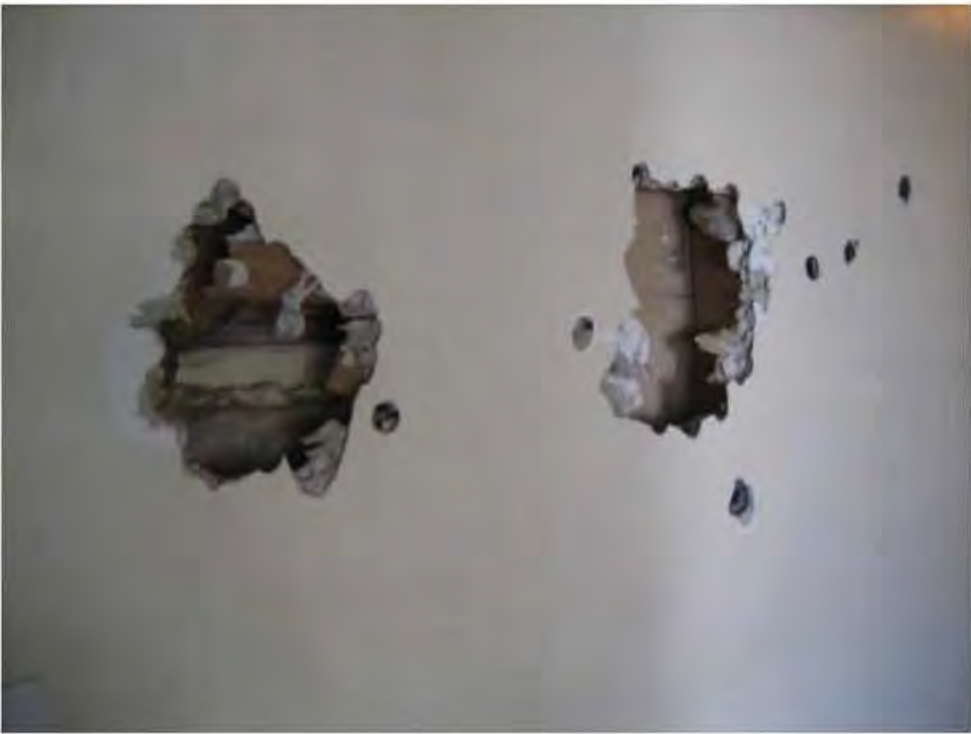
UI 54888

EN Number

EN  
105928/10  
6581

Date of Inspection (yyyy/mm/dd)

2015/04/17

Photo	Description
	<p>s.22(1) - Living Room Wall</p>
	<p>s.22(1) - Dining Room Wall</p>



IR Number

UI 54888

EN Number

EN  
105928/10  
6581

Date of Inspection (yyyy/mm/dd)

2015/04/17

Photo	Description
	<p>s.22(1) - Coffee Table In Living Room.</p>



CITY OF VANCOUVER  
COMMUNITY SERVICES GROUP  
Licences and Inspections  
Coordinated By-law Enforcement

REGISTERED AND REGULAR MAIL

November 20, 2007

537070 B.C. Ltd.  
Attention: Gurdyal Singh Sahota  
6626 Angus Drive  
Vancouver, BC V6P 5H9

ORDER

Dear Sir:

RE: 2178 Triumph Street

An inspection of your building on October 30, 2007 revealed the following Building By-law violations:

1. There are no self-closing devices on any of the suite entry doors.
2. The locks and latches of suite entry doors are severely damaged from being pried open over the years.
3. Fire separation in the 2<sup>nd</sup> floor hallway has holes in it and has been covered up by non-rated T-bar.
4. Smoke detectors are missing throughout the building.

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

- a) Obtain a Building Permit  
AND
- b) Provide self-closing devices on all suite entry doors;
- c) Repair all damaged suite entry doors, including but not limited to the locks and latches;
- d) Repair the fire separation in the 2<sup>nd</sup> floor hallway; and
- e) Install hard-wired smoke alarms throughout building

BY DECEMBER 21, 2007.

NOTE: An Electrical Permit is required for item e) above. The Permit will only be issued to a licensed electrical contractor.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THIS MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR CHARGES. THIS MAY RESULT IN SIGNIFICANT FINES BEING LEVIED AGAINST YOU AND WON'T ABSOLVE YOU FROM COMPLYING WITH THE BY-LAW.

Yours truly,



W.M. Johnston, P. Eng.  
City Building Inspector and  
Chief Building Official

CW/

Copy: Posted on Building  
D. Mueske, District Property Use Inspector

PLEASE REFER TO:  
Mrs. C. Wong  
Manager, By-law  
Administration Branch  
at 604-873-7535  
BI-32282; EN040728

Binary? No..... Yes ☒  
To: D O'Halloran, City  
Date: Dec 21/07 Init: [Signature]  
EN #: 040728



# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 314294

Property Address <b>2178 TRIUMPH</b>		Date of Inspection <b>96-05-07</b>	
Name and Address of Property Owner/Agent <b>W. KWOK</b>		Specifics of Property Address	Permit No.
Contractor		Number of Storeys	} <b>MULTIPLE DWELLING</b>
Contractors Business Address		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Contractors Business License Account No.		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Reason for Inspection <b>REQUEST FOR INFO — B. WINDSOR</b>			

INSPECTION TODAY @ 1030 AM. SHOWED THAT THE VIOLATIONS LISTED IN OUR I.R. # 312970 STILL EXIST. Proposal being submitted by owner. *OW*

REC.: ① REFER TO B. WINDSOR  
② FILE FOR INFO

Date Report Made <b>96-05-07</b>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> FUI <input type="checkbox"/> OTHER	Inspector's Name <i>[Signature]</i>	Signature
-------------------------------------	---	--	--	-----------

☐ File

☐ Carbon Copy to

☒ Refer to *B. Windsor*
☐
☐
☐

## OFFICE USE

J. ARAYA  
Property Use Insp. — Dist. No. **08**

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

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

if no

CC BY S

*[Signature]*



## CITY OF VANCOUVER

COMMUNITY SERVICES

Licences and Inspections Department

Co-ordinated By-law Enforcement Division

REGISTERED AND HAND DELIVERED

2004 February 10

PLEASE REFER TO:

Mr. J. McMahon

Supervisor, Electrical Inspection

Branch at 604-873-7836

537070 BC Ltd.  
800 - 1285 West Broadway  
Vancouver, BC V6H 3X8

537070 BC Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Diary? No Yes ✓  
To: Greg Maxwell  
Date: Feb 19/04  
Init: CR

R Mariani  
Mar 11/04  
EN 016356

Dear Sirs:

RE: 2178 TRIUMPH STREET

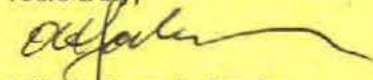
A recent inspection of your building at the above location revealed that the roof is leaking and is in need of repair. As a result of the leaky roof, there is evidence of water damage throughout the building in particular on the fourth floor and lobby ceiling.

The District Electrical Inspector reported that there was water observed in electrical fixtures on the 4<sup>th</sup> storey resulting in a **hazardous condition**.

Because of the above, pursuant to Subsection 23.2 of the Standards of Maintenance By-law, you are **ordered to**:

1. take immediate steps to remove all standing water on the roof and to prevent further water infiltration into the building and carry out the necessary repairs to the roof and all damaged drywall by MARCH 10, 2004.

Yours truly,

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

Further, pursuant to Section 3.6 of the Electrical By-law, you are **ordered to**:

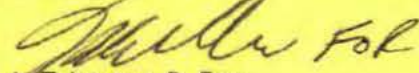
1. Dry out the electrical fixtures on the 4<sup>th</sup> storey **IMMEDIATELY**  
  
and
2. Replace or repair all fixtures and wiring that has been damaged by water throughout the building by February 18, 2004.



An electrical permit will be required for item 2 above. The permit will only be issued to a licensed electrical contractor.

Failure to comply with this order will result in the City Electrician requesting that BC Hydro disconnect the electrical service to the affected areas of the building **ON THURSDAY, FEBRUARY 19, 2004.**

Yours truly,



A. Tsisserev, P. Eng  
City Electrician

CR

cc: posted on building

bcc: Greg Maxwell, District Electrical Inspector  
Ray Mariani, District Property Use Inspector  
Ed Neufeld, District Building Inspector  
Al Draycott, Tenant Assistance Program

THIS DOCUMENT  
HAS BEEN SCANNED

As of: JAN 30, 2004 BC OnLine: COMPANIES - CORPORATE SEARCH 04/02/10  
Lterm: XCOLP957 For: PC97274 CITY OF VANCOUVER 10:24:55  
Type/Number BC 0537070

\*\*\*\*\* DISSOLVED/REMOVED FOR FAILURE TO FILE ON 20 JUL., 2001 \*\*\*\*\*

Remarks: SECTION 257

Accession: 91-30-5460

\*\*\* NOT ACTIVE \*\*\* BC COMPANY \*\*\* NOT ACTIVE \*\*\*

Name: 537070 B. C. LTD.

Incorporation No: 0537070      Incorporation Date: 20 FEB., 1997

Last Annual Report Date: 20 FEB., 1998 Nbr of Principals: 2

In Lig: NO      Receiver: NO      Reporting: NO

Registered Office: 800 - 1285 WEST BROADWAY  
VANCOUVER BC  
V6H 3X8

Records Office: 800 - 1285 WEST BROADWAY  
VANCOUVER BC  
V6H 3X8

Director Name: GURDYAL SINGH SAHOTA  
Address: 6626 ANGUS DR  
VANCOUVER BC

Officer Name: GURDYAL SINGH SAHOTA  
Position: PRESIDENT  
Address: 6626 ANGUS DR  
VANCOUVER BC

Officer Name: PAL SAHOTA  
Position: SECRETARY  
Address: 6626 ANGUS DRIVE  
VANCOUVER BC  
V6P 5H9

[illegible]



City of Vancouver



# CERTIFICATE OF ELECTRICAL INSPECTION 009549

PERMIT NUMBER <b>EECF 11061</b>
JA _____
DATE <b>04</b> <b>02</b> <b>06</b> YY MM DD

PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW AND THE ELECTRICAL SAFETY ACT, THE ELECTRICAL WIRING IN THESE PREMISES HAS BEEN INSPECTED AS NOTED HEREUNDER:

ELECTRICAL CONTRACTOR / OWNER					ADDRESS <b>2178 Triumph St</b>				
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input checked="" type="checkbox"/> OTHER <b>complaint</b>					SPECIFICS				
ITEM				ACC	REJ	INSPECTOR: <b>Greg Maxwell</b>			
1.	SERVICE	V	A	Ph		OFFICE HOURS: <b>AM / PM</b>			
2.	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE					PHONE # <b>(604) 873-7601</b> Fax: <b>(604) 873-7100</b>			
3.	GROUNDING					INSPECTOR <b>[Signature]</b> SIGNATURE			
4.	BONDING					ITEM		Y	N
5.	BRANCH / APPL. CCTS.					13.	PERMIT POSTED		
6.	TRANSFORMER KVA	CAPCTR.KVAR				14.	AUTHORIZATION FORM RCVD / POSTED		
7.	MOTOR CCTS / GENERATOR					15.	WIRING OK TO COVER		
8.	HEATING CCTS.					16.	OK TO ENERGIZE		
9.	FIXTURES & FITTINGS					17.	CONDUIT / RACEWAYS - ACCEPTED		
10.	LIFE SAFETY SYSTEMS					18.	EL. PERMIT / CLEARED FOR OCC.		
11.	SECURITY WIRING / EXTRA LOW VOLTAGE					19.	FINAL ACCEPTED		
12.	OTHER (SEE REMARKS)								

YY

MM

DD

THE FOLLOWING DEFICIENCIES SHALL BE RECTIFIED BEFORE:

AND MUST BE LEFT ACCESSIBLE FOR REINSPECTION. PLEASE CALL 873-7601, 873-7602 OR 873-7059 (24 hour line) WHEN THE WORK IS READY FOR REINSPECTION AND THE APPLICABLE FEE HAS BEEN PAID.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
	<b>Observation</b>	
	Water in fixtures on 4th floor and ceiling in lobby fell off exposing fished in Fire alarm cable and NMD. Due to roof leaking	
	<b>Requirements</b>	
	Replace/repair all fixtures, wiring damaged by water.	
	<b>Recommendations</b>	
	Send 7 day letter	
	<b>CC: PUI</b>	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File **[Signature]**  
 Referred **Carlene Robbins**  
 Supervisor **[Signature]**

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

P&amp;L 270(01)





CITY OF VANCOUVER  
COMMUNITY SERVICES

# COMPLAINT FORM

C 5906  
EN 028519

Address of Premise Involved: 2178 TRIUMPH	Date: NOV. 17, 2005
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) - 2178 TRIUMPH	Phone Number: 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: DJ
--	--------------------------

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 _____	
Balcony full over. Building not maintained. Also, no working heater in the suite.	
Call Complainant Back: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Call Complainant To Arrange Inspection Time: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Received By: Arlene Yio	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Referred To: Syd Kelland	



DATE ISSUED <b>MARCH 03, 2009</b>		PERMIT TYPE <b>BUILDING PERMIT</b>				PERMIT NUMBER <b>P BU 440953</b>	
LEGAL DESCRIPTION <b>LOT 5 BLK 30 DL 184 PLAN 178</b>					ADDRESS <b>2178 TRIUMPH ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS <b>COMMON AREA FOURTH FLR</b>		
APPLICATION DATE <b>JAN 22, 2008</b>	PURPOSE <b>ALTER</b>	PROJECT VALUE <b>\$5,000</b>	ASSESSED VALUE <b>\$135,000</b>	PLANS <b>NO</b>	PLACE NAME		
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE <b>FIELD REVIEW</b>			
APPLICANT <b>PROPERTY OWNER 537070 BC LTD C/O GURDAYAL SINGH SOHOTA 1720 E 55TH AVE VANCOUVER BC V5P 1Z6</b>				CONTACT 2 <b>CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR MUST HAVE A VALID VANCOUVER BUSINESS LICENSE</b>			
TEL 604-767-5445 FAX		BUS. LICENSE CERTIFICATE		TEL FAX		BUS. LICENSE CERTIFICATE	

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

Interior alterations to the existing multiple dwelling building to repair difficiencies as per inspection letter dated Nov 20, 2007.

Work to Include:

- 1) Addition of self-closing devices on all suite entry doors
- 2) Repair of all damaged suite entry doors, including but not limited to the locks and latches
- 3) Repair of fire separation in the 2nd floor hallway; and
- 4) Installation of hard-wired smoke alarms throughout the building

Approve for permit w/o drawings per D.O'Halloran - March 2/09 - IR# BI35644  
Related to PL447695

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 50 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.
- 556 One set of approved up-to-date drawings being available for viewing at the jobsite.
- 591 All work to the satisfaction of the District Building Inspector.

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
B02 STRUCT FRAMING			B11 FORMS			771 REQUEST FOR INFO		
B03 WATER/DAMPPROOF			B12 YARDS					
B04 INSUL/VAP BARR			B13 FIELD PLANCHCK					
B07 INTERIOR LAYOUT			B24 RAIN SCREEN			09 03 09		
B10 FOOTINGS			770 GIVE INFO / ADVICE			990 FINAL INSPECTION		

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING							

ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
0036 LOT TYPE	01 INSIDE/LANE		0040 PROCESSED THROUGH	28 ENQ CTR -FLD RV	
0037 LOT WIDTH		148.50 FT	0080 ZONE	2023 RM-3A	
0038 LOT DEPTH		122.00 FT	0375 HPO EXEMPTIONS		

RELATED PERMITS: PL447695 2178 TRIUMPH ST

PERMITS REQD IN ADDITION TO THIS PERMIT INCLUDE : ELECTRICAL

(CONTINUED)

COMMENTS :

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	BUILDING INSP
300 BUILDING FEE	104.00			ATTENTION	BUILDING INSPECTOR
344 WWOP (BUILDING)	104.00			REASON	PERMIT INSPECTION
				GROUP	60 : BUILDING INSPECTN
				DISTRICT	19 : DAVID O'HALLORAN7596
INVOICE: 498173 498216		TOTAL \$208.00			



DATE ISSUED <b>MARCH 03, 2009</b>		PERMIT TYPE <b>BUILDING PERMIT</b>				PERMIT NUMBER <b>P BU 440953</b>	
LEGAL DESCRIPTION <b>LOT 5 BLK 30 DL 184 PLAN 178</b>					ADDRESS <b>2178 TRIUMPH ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS <b>COMMON AREA FOURTH FLR</b>		
APPLICATION DATE <b>JAN 22, 2008</b>	PURPOSE <b>ALTER</b>	PROJECT VALUE <b>\$5,000</b>	ASSESSED VALUE <b>\$135,000</b>	PLANS <b>NO</b>	PLACE NAME		
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE <b>FIELD REVIEW</b>			
APPLICANT <b>PROPERTY OWNER 537070 BC LTD C/O GURDAYAL SINGH SOHOTA 1720 E 55TH AVE VANCOUVER BC V5P 1Z6</b>		CONTACT 2 <b>CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR MUST HAVE A VALID VANCOUVER BUSINESS LICENSE</b>			CONTACT 3		
TEL 604-767-5445 FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE	<b>REQUIRED</b>	TEL FAX	BUS.LICENSE CERTIFICATE	
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : <b>BI19 BUILDING INSPECTN DAVID O'HALLORAN 604-873-7596</b>							
PROCESSED BY: APPLICATION TAKEN BY V JEON PERMIT AUTHORIZED BY D O'HALLORAN PERMIT ISSUED BY K HYNES APPLICATION TYPED BY V JEON APPLICATION REVIEWED BY R DYCK							
ADDITIONAL NOTES: 901 VBBL change requires carbon monoxide detectors in residences. Refer to COV Bulletin 2007-007-BU/EL for details.							

COMMENTS :

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	
300 BUILDING FEE	104.00			BUILDING INSP	
344 WWOP (BUILDING)	104.00			ATTENTION	BUILDING INSPECTOR
				REASON	PERMIT INSPECTION
				GROUP	60 : BUILDING INSPECTN
				DISTRICT	19 : DAVID O'HALLORAN7596
INVOICE: 498173 498216		TOTAL		\$208.00	



DIGITAL PHOTOS

1/2

TO DOMINO

Main address: 2178 TRIUMPH ST.

Secondary address (if applicable): \_\_\_\_\_

Specifics: # s.22(1)

Reason for inspection: STANDARDS OF MAINTENANCE

Name of inspector: D. MUESKE

Inspection Discipline: PROPERTY USE

Date photo(s) taken: JAN 12/10

Related Inspection Report (IR) number: U141885

Related Enforcement (EN) number: 059156

Location of digital photo(s) on "Q" drive: propuse/standard/2178 Triumph/Jan 12

Date the directory was created: Jan 19/2010

Comments re photos:

Photo # ① MOULDY SUB FLOOR

Photo # ② FLASHING/ROOFING @ ROOF DECK

Photo # ③ ROOF DECK - GREEN WITH MILDEW

Photo # ④ ROOF & FACIA BOARDS

Photo # ⑤ CARPET & HOT WATER BASEBOARDS (NO COVERS)

Photo # ⑥ BUCKET @ BLEEDER & NEWS PAPER TO SOAK UP WATER FROM FLOOR.

Continued on next page Yes ☒ No ☐

Photos submitted to Domino by: Arlene Pio

Domino to send FYA notification to: Same



DIGITAL PHOTOS INFORMATION SHEET RE: 2178 TRIUMPH.

Photo # (7) FLOORING DAMAGED

Photo # (8) " "

Photo # (9) KITCHEN FLOORING

Photo # (10) BATHROOM COUNTER TOP

Photo # (11) WATER POOLING UNDER ROOF DECK.

Photo # (12) " "

Photo # \_\_\_\_\_

Photo # \_\_\_\_\_

Photo # \_\_\_\_\_

Photo # \_\_\_\_\_

Photo # \_\_\_\_\_

Photo # \_\_\_\_\_

Photo # \_\_\_\_\_

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Photo # \_\_\_\_\_

Photo # \_\_\_\_\_



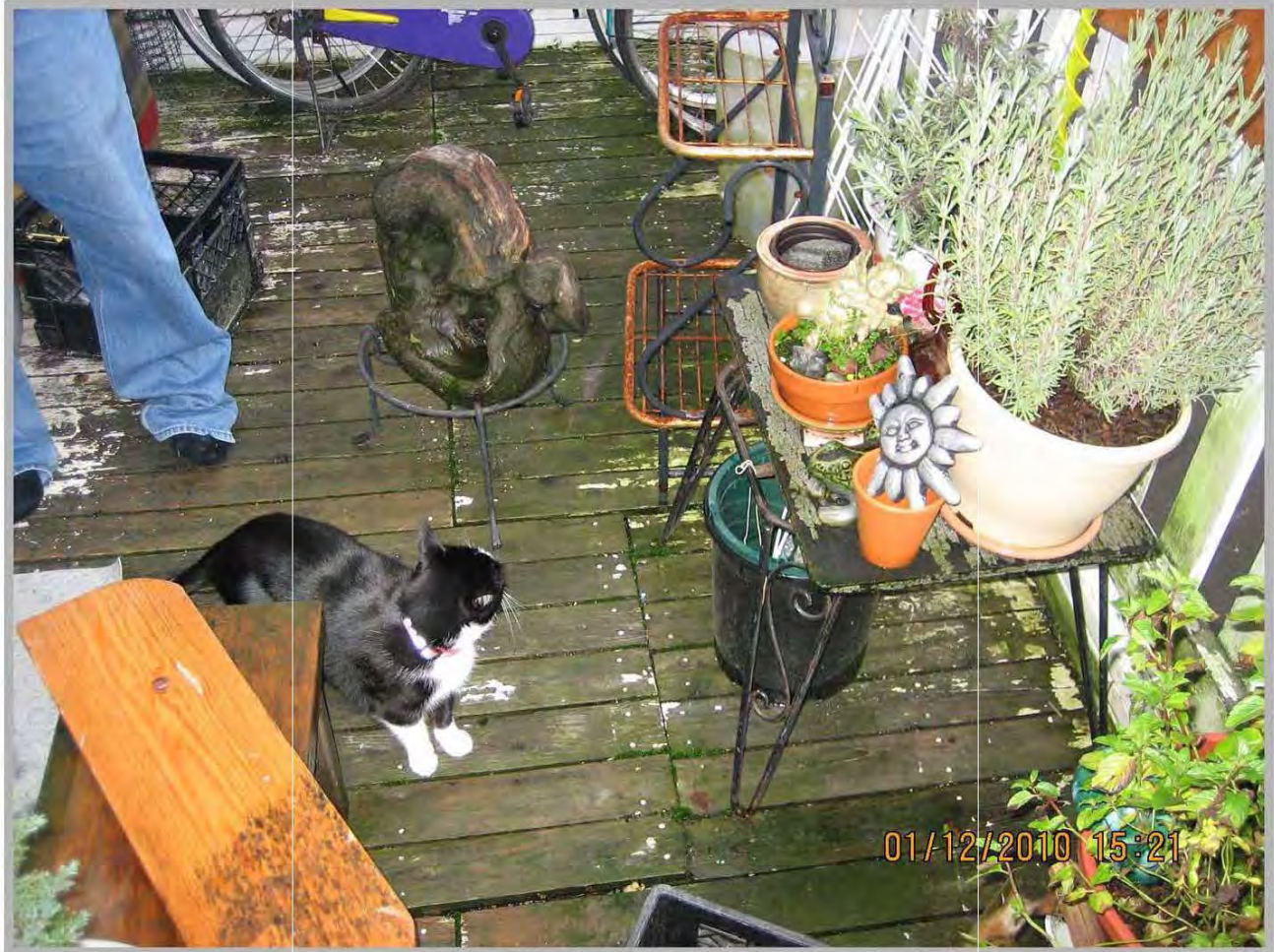


Filename: 01.jpg \ \ © City of Vancouver \ \



Filename: 02.jpg \\ © City of Vancouver \\





Filename: 03.jpg \ \ © City of Vancouver \ \

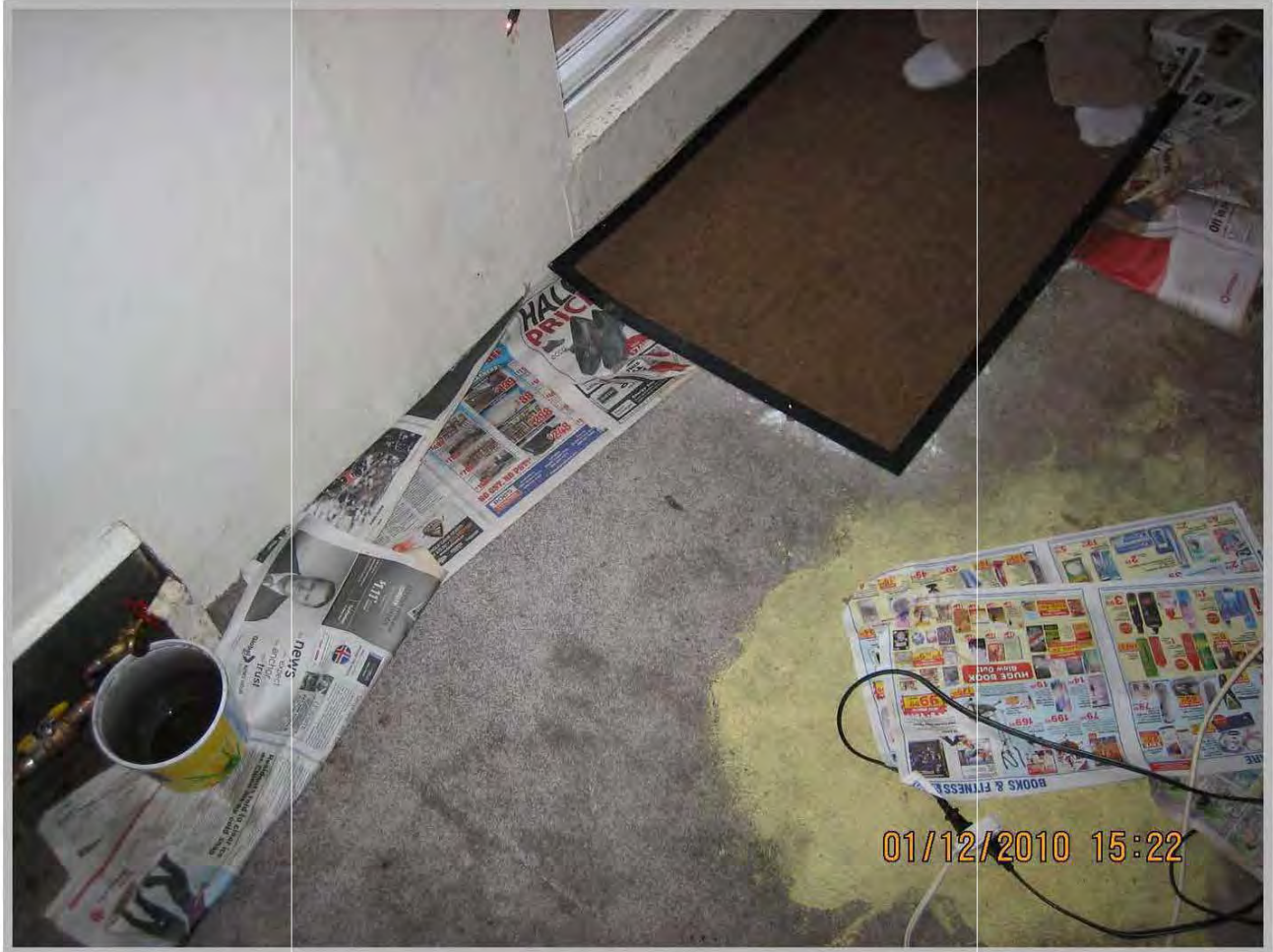


Filename: 04.jpg \ \ © City of Vancouver \ \



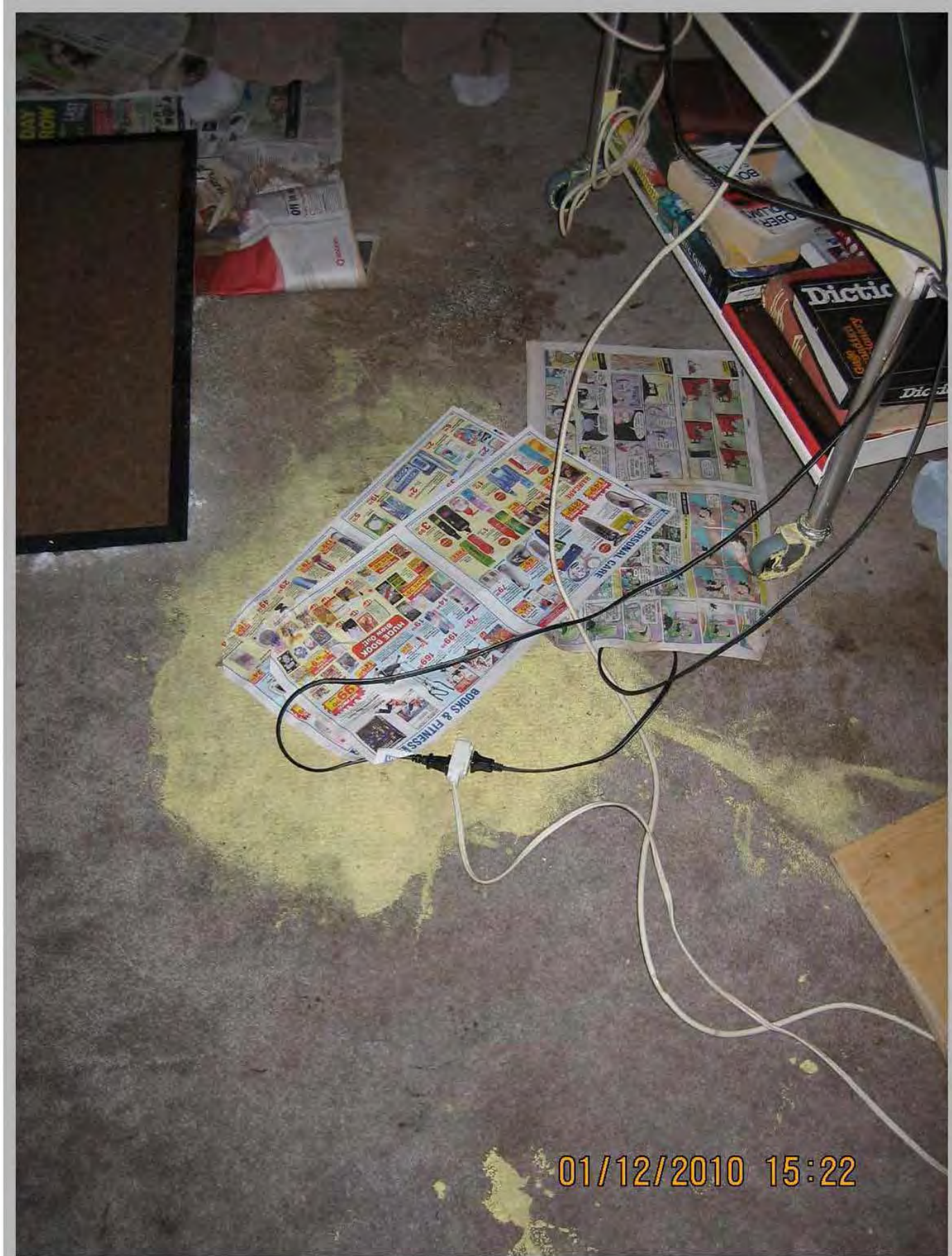


Filename: 05.jpg \ \ © City of Vancouver \ \



Filename: 06.jpg \\ © City of Vancouver \\





Filename: 07.jpg \ \ © City of Vancouver \ \





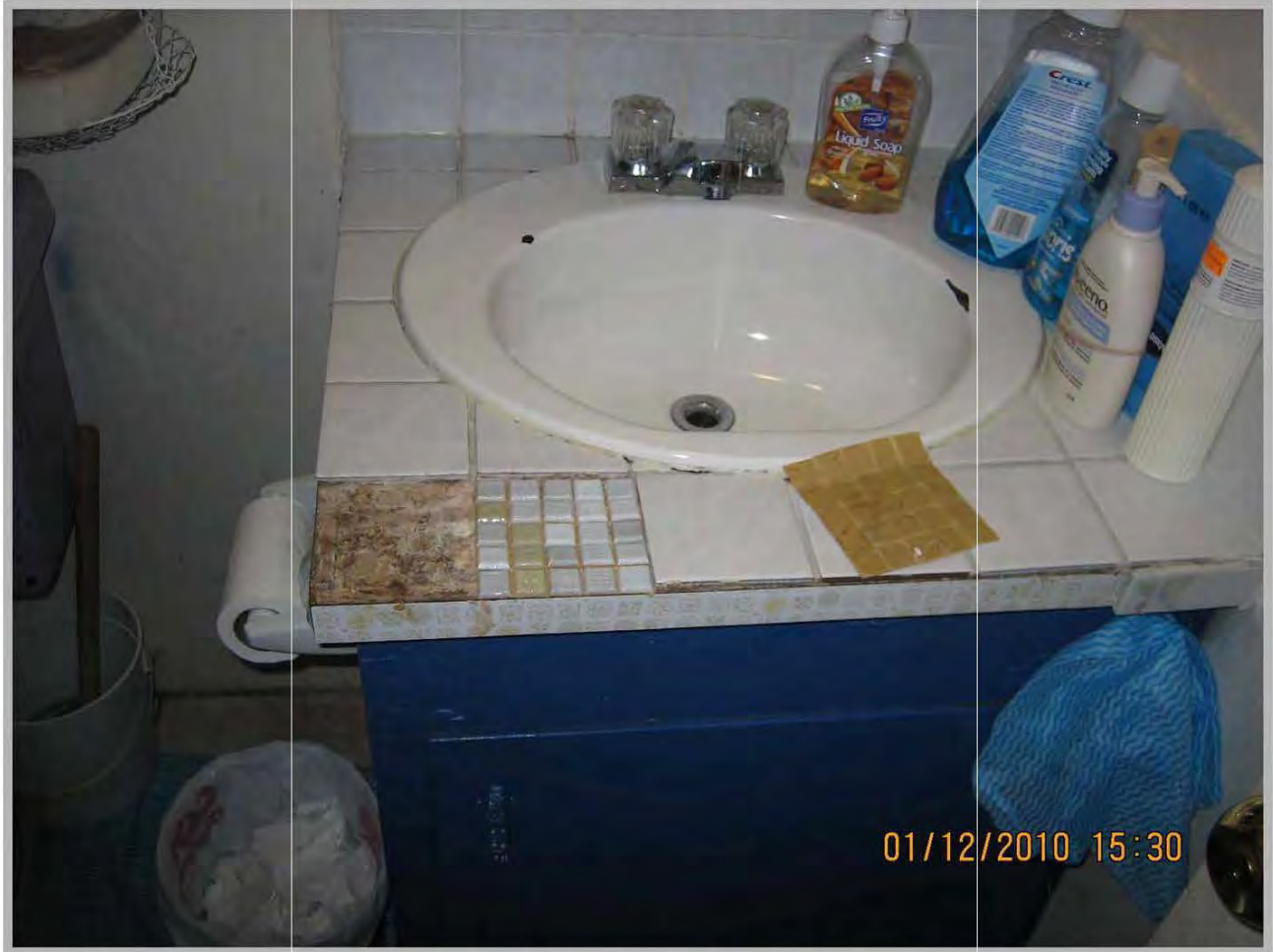
Filename: 08.jpg \ \ © City of Vancouver \ \





Filename: 09.jpg \ \ © City of Vancouver \ \





Filename: 10.jpg \ \ © City of Vancouver \ \





Filename: 11.jpg \\ © City of Vancouver \\



Filename: 12.jpg \ \ © City of Vancouver \ \





CITY OF VANCOUVER  
COMMUNITY SERVICES

# COMPLAINT FORM

C 3105

EN 016356

Address of Premise Involved: 2178 TRIUMPH ST	Date: JAN. 28/04
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)		CONFIDENTIAL
[Redacted]		
Address: s.22(1) or s.22(1)	Phone Number: 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: [Signature]
--	-----------------------------------

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
- main foyer (lobby) of Bldg is water damaged from roof leak	
* BUZZ s.22(1) or s.22(1) to access Bldg	
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

Received By: Lucia	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Referred To: RAY M	

LICENCE AND INSPECTIONS DEPARTMENT  
**L&I INSPECTION REPORT**

IR 376096

Property Address 2178 TRIUMPH		Date of Inspection SEPT. 30, 2004	
Name and Address of Property Owner/Agent 537070 BC LTD		Number of Storeys 3	Permit No.
Contractor @ 6626 ANGLIS DR. VANCOUVER		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address	Contractors Business Licence Account No. 24-003587	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection COMPLAINT - S of M BY-LAW		EN # 021219	

INSPECTION REVEALED THE FOLLOWING S of M INFRACTIONS:

LOBBY: CEILING HAS UNFINISHED DRYWALL (REPAIR)

UNIT # S.22(1): TOILET IS LEAKING WATER (REPAIR)

REC: 14 DAY S of M ORDER

Date Report Made SEPT. 30, 2004	<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	R. MARIANI Property Use Insp. - Dist. No. 08 Inspector's Name	Signature
------------------------------------	---	--	---	-----------

☐ File  
☐ Carbon Copy to  
☒ Refer to Roxanne Henry  
 - 14 DAY S of M order.  
☐  
☐  
☐

## OFFICE USE

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

sl



**Property Use Complaint - Rental Unit - Maintenance - 101005817795**

Case Created: 2/5/2015 4:50:00 PM

**Address of Premises Involved:**

Address: 2178 TRIUMPH ST

**Complainant:**

Contact: s.22(1)

Address: 2178 TRIUMPH ST, Vancouver

Address 2: s.22(1)

Phone number: s.22(1)

Preferred contact: Phone

**Request Details:**

1. What is the nature of the concern	Rental Unit - Maintenance
2. If Other selected or there are Multiple Issues, provide details:	Several issues with this rental building: the fire alarm doesn't work in his unit, they are running an extension cord from the hallway for space heaters as the heating doesn't work in the building, and they haven't had electricity for 6 days since last Friday evening. Please call s.22(1) back asap to discuss thanks s.22(1)
3. If Business Licence selected, provide Business Name	
4. If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site)	
5. If Pesticides selected, who applied it	undefined
6. If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted)	
7. If a Rental Unit issue selected, has the landlord been advised of the issue	undefined
8. If Yes selected, what was the outcome	
9. If Signs selected, provide sign wording or identifying details	
10. Caller's Daytime Phone Number	s.22(1)
11. (Don't ask, just record - did caller indicate they want a call back?	Yes

**Additional Details:**

**EN 104653**

**FYA to: Becky Innes**

**FYI to:**

H472-90/91

CITY OF VANCOUVER  
HEALTH DEPARTMENT  
**Complaint Form**

DATE

Dec 14/95

ADDRESS OF PREMISES INVOLVED

2178 TRIUMPH

NAME OF OWNER

NAME OF COMPLAINANT

s.22(1)

ADDRESS

s.22(1)

PHONE

NATURE OF COMPLAINT

→ leaky roof

RECEIVED BY

David Lee

REFERRED TO

P + L - PROPERTY USE

SUBMIT REPORT TO





# City of Vancouver

D.H. Jackson P. Eng. Deputy City Building Inspector  
453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7904 fax: 873.7100

## REGISTERED

1999 September 17

537070 BC Ltd.  
800-1285 West Broadway  
Vancouver BC  
V6H 3X8

Dear Sir/Madam:

Re: 2178 Triumph Street

On August 31, 1999, 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:

### UNIT S-22(1)

#### Bathroom

1. The door has holes - to be replaced.
2. The sink faucet leaks - to be repaired.
3. The walls and ceiling are water damaged - to be repaired and painted.
4. The wall base behind the toilet is damaged - to be repaired.
5. The caulking around the bathtub is mouldy - replace caulking.

#### Bedroom

6. The door is damaged (holes) - to be replaced.

### UNIT S-22(1)

7. The bathroom contains unfinished drywall - to be repaired and painted.
8. The cover on the bathroom fan has been removed - to be replaced.

### UNIT S-22(1)

9. The bathroom ceiling and walls have peeling paint - to be repaired and painted.
10. The kitchen cabinet drawer is missing - replace drawer.

### UNIT S-22(1)

11. The oven heating element is not working - to be repaired.

## PLEASE REFER TO:

Mr. M. Twynstra  
Manager,  
Property Use Branch  
at 873-7563  
I.R. No. 362474

Diary? No Yes ^  
To: Ray Mariani  
Date: Oct 18 Ini: RL

UNIT 5.22(1)

12. The bathroom ceiling and walls have peeling paint - to be repaired and painted.
13. The bathroom fan is not working and the cover has been removed - to be repaired.
14. The bathroom floor around the toilet is water damaged - to be repaired.

UNIT 5.22(1)

15. The bedroom walls are cracked and stained - to be repaired and painted.
16. There is no cover on the bedroom baseboard heater - provide cover.
17. The closet doors have been removed - to be replaced.
18. The walls and ceiling (unit) are stained - to be cleaned.
19. The laminate countertop in the kitchen is chipped - to be replaced.

**Bathroom**

20. The ceiling has unfinished drywall - to be repaired and painted.
21. The walls are stained - to be painted.
22. The laminate counter top and backsplash (around sink) are lifting - to be repaired.
23. The door edge is split and damaged - to be replaced.
24. The caulking around the bathtub is mouldy - to be replaced.

UNIT 5.22(1)

25. The carpet is stained - to be replaced.
26. The baseboard heater is not working - to be repaired.
27. The ceiling is water stained - to be painted.
28. The sliding glass door lock mechanism is broken - to be repaired.
29. The living room window is not secured to the window frame - to be repaired.

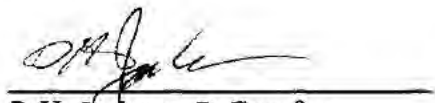
UNIT 5.22(1)

30. The carpet is stained and worn - to be replaced.
31. The walls are stained - to be painted.
32. The closet doors are not in place - to be repaired.
33. The windows in the living room and bedroom do not lock - to be repaired.
34. The bathroom sink faucet leaks - to be repaired.
35. The bathroom walls and ceiling are cracked, stained and have peeling paint - to be repaired and painted.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, **within 30 days of the date of this order.**

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  
RM/LC/lc





IR Number	BI 32282	EN Number	EN	Date of Inspection (yyyy/mm/dd)	2007/10/30
Main Address	2178 Triumph			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	4
Owner				Permit Number	
Contractor				Approved Use of Building/Land	Multiple Dwelling
Contractor's Business License Account				Present Use of Building/Land	Same
Reason for Inspection	Coordinated enforcement inspection of building with PUI Darren Mueske, Health Inspector Ralph Sears.				

## Narrative/Observations

This is a 4 storey, non sprinkled wood frame building facing 1 street built in the 70's  
A walk through of the building also revealed that there were a number of building bylaw infractions through out.  
These infractions include:

- Suite self closing devises have been removed through out
- Suite doors have been severely damaged at the locks and latches over the years from the doors being pried open
- Water proof surface on the balconies are worn off and surfaces are showing signs of rot
- Guard rails and dividers between suites are broken and falling over
- Stucco soffits are cracked and pieces are falling
- Exit signs are not secure to any structure
- Fire separation in the second floor hallway has holes in it and has been covered up by non rated t-bar
- Handrails are missing from stairways in public areas
- Electrical work including replacement of suite sub-panels is being done without permits
- Electrical fixtures are hanging by their wires
- Plates are missing from switches and outlets
- Smoke detectors are missing
- Kitchen exhaust ducts are crushed to a point of not allowing exhaust to work
- s.22(1) has armoured wiring for stove unravelling
- has a glass mullion missing
- has hinges that are missing screws
- Roof deck boards are broken
- Subsurface of tile in bathrooms are soaked and moulding causing tile to pop off

## Requirements

Building and electrical permits

## Recommendations

Send owner 30 day order to attain permits and repair all life safety items

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
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Date Report Made: November 2, 2007

David O'Halloran  
Inspector's Name

## For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: CINDY FRISON

IR Number BI 32282      EN Number EN      Date of Inspection (yyyy/mm/dd) 2007/10/30

FYI to:

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RON DYCK  
Manager / Supervisor



PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR 296081

Property Address 2178 TRIUMPH		Date of Inspection 95-02-16	
Name and Address of Property Owner/Agent WILLIAM KWOK		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> MULTIPLE	
Contractors Business License Account No. 49753		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> DWELLING	
Reason for inspection COMPLAINT			

INSPECTION TODAY SHOWED THE FOLLOWING S.C.M. INTERACTIONS, IN PUBLIC AREAS OF THIS BUILDING:

ROOF • THIS IS A FLAT ROOF (THR/GRAVEL) WITH CRACKS EVERYWHERE. WATER IS RUNNING THROUGH SOME CRACKS DAMAGING THE INTERIOR CEILING IN THE 4TH FLOOR AND CREATING WATER STAINS IN THE SIDE WALLS OF THE 4TH FLOOR 3RD FLOOR AND 2ND FLOOR — TO BE REPAIRED

Date Report Made 95-02-16	J. ARAYA Property Use Insp. — Dist. 13	OVER
<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> FUI <input type="checkbox"/> OTHER	Inspector's Name Signature

☐ File  
☐ Carbon Copy to  
☒ Refer to LEANUE  
☐  
☐  
☐

OFFICE USE

☐ Recheck by Inspector in \_\_\_\_\_ days  
☐ \_\_\_\_\_ attention in \_\_\_\_\_ days

if no

*Je*

(1)

COPY SENT

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

Page 2 of 2

Property  
Address

2178 TRIUMPH

IR No. 296081 cont'd

CARPETS • THE CARPET IN ALL PUBLIC HALLS, SPECIALLY IN THE ENTRANCE LOBBY, IS EXTREMELY DIRTY, WORN, BURNED AND BADLY DAMAGED — TO BE REPLACED

WALLS • WALLS IN ALL PUBLIC HALLS ARE BADLY STAINED DUE TO WATER LEAK, BIG HOLES ARE EVERYWHERE AND GRAFFITI IS EVERYWHERE ALSO. WALLS ARE EXTREMELY DIRTY DUE TO LACK OF MAINTENANCE — TO BE REPAIRED AND PAINTED

• SKYLIGHT IN 4TH FLOOR BROKEN — TO BE REPLACED

• FIRE DOORS DO NOT CLOSE PROPERLY IN ALL 4 LEVELS — TO BE REPAIRED

• 3RD FLOOR AND 2ND FLOOR LIGHT FIXTURES ARE BROKEN — REPLACED

• 3RD FLOOR AND 2ND FLOOR ARE MISSING SOME LIGHT BULBS IN PUBLIC HALLS — TO BE PROVIDED

REC.: 30 DAY S.O.E.M. BY-LAW LETTER TO R.O.

Date

Report Made

95-02-16

J. ARAYA  
Property Use Insp. Dist. No. 08

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

(2)



LICENCE AND INSPECTIONS DEPARTMENT  
**L&I INSPECTION REPORT**

IR 376073

Property Address 2178 TRIUMPH		Date of Inspection JAN. 29, 2004	
Name and Address of Property Owner/Agent 537070 BC LTD		Number of Storeys 3	Permit No.
Contractor 6626 Angus Dr. Vanc.		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	M.D.
Contractors Business Address VAP BHS	Contractors Business Licence Account No. 21-003582	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	M.D.
Reason for Inspection COMPLAINT - 3 OF M BY-LAW EN 016356			

OPS: INSPECTION REVEALED THAT A PORTION OF THE CEILING IN THE LOBBY HAS COLLAPSED DUE TO WATER DAMAGE.

REC: 14 DAY S of M ORDER TO LOCATE THE SOURCE OF THE WATER LEAK AND REPAIR ALL DAMAGE

Date Report Made JAN. 29, 2004	<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	IL. MARIANI Inspector's Name	Signature
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☐ File  
☐ Carbon Copy to  
☒ Refer to Roxanne Henry - copy given  
 - 14 DAY s/m order to R/O  
 E

## OFFICE USE

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





**Note:** To be submitted with the application for a Building Permit  
CITY OF VANCOUVER BUILDING BY-LAW  
"OWNER'S UNDERTAKING"

The Chief Building Official  
City of Vancouver  
453 West 12th Avenue  
Vancouver, B.C.  
V5Y 1V4

JAN 21 2008  
Date (Month Day Year)

Dear Sir:

RE: Property Address 2176 TRIUMPH ST. VAN. B.C.  
Building Permit Application No. B4440953

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the owner:  
( ) That I am the owner of the above property, or  
(b) If a corporation is the owner of the property,  
( ) That \_\_\_\_\_ is the owner of the above property.  
(Name of Corporation)
2. The owner will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times to assure compliance. The Owner has read and understands Article 1A.1.1.2. and Article 1A.3.4.1. of Division C of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

.../over



Owner's Undertaking (continued)

Property Address. 2178 TRIUMPH ST. VAN.

Building Permit No \_\_\_\_\_

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver.

This Owners' Undertaking is executed by the owner this 21 day of JAN 2008.  
(Day) (Month) (Year)

1. Where owner is an individual:

Owner's Signature G. S. Sahota

Owner's Name GURDAYAL SINGH Sahota

(PRINT)

Signed and delivered in the presence of:

Witness's Signature George Toor

Witness's Name GEORGE TOOR

(PRINT)

Witness's Address s 22(1)

2. Where owner is a corporation:

Name of Corporation 537-070 BCLD.

Per:

Authorized Signatory G. S. Sahota

Name \_\_\_\_\_

(PRINT)

Signed, sealed and delivered in the presence of:

Witness's Signature \_\_\_\_\_

Witness's Name \_\_\_\_\_

(PRINT)

Witness's Address \_\_\_\_\_

3. Where owner is a partnership:

Name of Partnership \_\_\_\_\_

Per

Authorized Signatory \_\_\_\_\_

Name \_\_\_\_\_

(PRINT)

Signed, sealed and delivered in the presence of:

Witness's Signature \_\_\_\_\_

Witness's Name \_\_\_\_\_

(PRINT)

Witness's Address \_\_\_\_\_

**Vancouver Building By-law Article 1A.1.1.2.** This By-law is enacted to set standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the City of Vancouver, the *Chief Building Official* or any employee of the City of Vancouver to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any *permit*, including an *occupancy permit*, is not a representation, warranty or statement that the By-law has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words defining the responsibilities and authority of the *Chief Building Official* shall be construed to be internal administrative directions and not as creating a duty.

**Article 1A.3.4.1.** The granting of a *permit*, the approval of the drawings and specifications or the making of inspections by the *Chief Building Official* shall not in any way relieve the owner of a building from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law including ensuring that the *occupancy* of the building, or any part thereof, is in accordance with terms of the *occupancy permit*, and including compliance with any special conditions made under the provision of Article 1A.6.1.4.





IR Number	UI 33422	EN Number	EN 040320	Date of Inspection (yyyy/mm/dd)	2007/10/31
Main Address	2178 TRIUMPH			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	3
Owner	537070 BC LTD			Permit Number	
Agent	SAHOTA'S			Approved Use of Building/Land	APARTMENT
District Zone				Present Use of Building/Land	OCCUPIED
Business License	07-140862				

Reason for Inspection ROUTINE STANDARDS OF MAINTENANCE INSPECTION

#### Narrative/Observations

MET WITH:

DAVID O'HALLORAN - BUILDING INSPECTOR  
RALPH SEARS - HEALTH DEPT.  
LESLEY WYATT - MEIA

UPON ARRIVAL WE MET WITH; PAUL SAHOTA, ONE OF PAUL'S MANAGERS NAMED BILESH & THE NEW BUILDING MANAGER / MAINTENANCE MAN / LEASING AGENT - CRAIG ROBERTS. (WORKED IN BUILDING FOR 2 WEEKS)

THERE WERE CARPET INSTALLERS WORKING TO REPLACE THE CARPETS IN THE COMMON HALLWAYS & STAIRS. ADVISED PAUL AGAIN THAT NEW CARPET IS NICE BUT THE SMARTER CHOICE WOULD BE TILE FOR ITS DURABILITY & EASE OF REPAIR.

THIS BUILDING IS RUN DOWN & HAS NEEDED MAJOR PEST CONTROL & REPAIRS FOR A LONG TIME.  
THERE ARE CURRENTLY 13 VACANCIES IN THE BUILDING.  
NO SUITE INSPECTIONS HAVE EVER BEEN DONE BY MANAGEMENT.  
THE POSITION OF MANAGER / MAINTENANCE PERSON HAS BEEN A REVOLVING DOOR.

SOME CONSISTANT EXTERIOR STANDARDS OF MAINTENANCE ISSUES ARE:

- EXTERIOR PLYWOOD DECKING IS ROTTEN ON MOST UNITS.
- ROOF DECK 1 X 4'S ARE ROTTEN & SOME ARE BROKEN IN HALF.
- SEVERAL GUARD RAILS FOR DECKS ARE LOOSE & MISSING SPINDLES.
- THE STUCCO SOFFITS & UNDERSIDE OF DECKS IS WATER LOGGED, ROTTEN, CRACKED & COMING DOWN IN CHUNKS.
- THE PRIVACY BOARDS ON THE BALCONIES (USED TO SEPARATE THE UNITS) ARE FALLING DOWN OR MISSING ALL TOGETHER.

COMMON INTERIOR STANDARDS OF MAINTENANCE ISSUES:

- NO ADEQUATE PEST CONTROL (MAJOR INFESTATION OF COCKROACHES & MICE)
- THE FLOORING IS WORN & IN SOME SUITES THE CARPET IS VERY LOOSE. NOTE: MOST BATHROOM LINOLEUM FLOORS WERE IN DISREPAIR (LIFTING & MOULDY).
- HOT WATER BASEBOARDS ARE MISSING HEAT SHIELDS IN MOST UNITS.
- SMOKE DETECTORS ARE MISSING (R/O SAID THEY BOUGHT NEW S/A'S FOR ALL ROOMS, SOME HAVE BEEN PUT UP & TAKEN DOWN BY TENANTS & OTHERS WEREN'T INSTALLED YET). NOTE: THE S/A'S DO NOT HAVE A SILENCE FEATURE ON THEM SO WHEN THEY GO OFF THE TENANTS TAKE THEM DOWN & DON'T PUT THEM BACK UP.



IR Number UI 33422 EN Number EN 040320 Date of Inspection (yyyy/mm/dd) 2007/10/31

- THE DOOR ROLLERS FOR THE PATIO DOORS ON MOST UNITS WERE IN NEED OF REPLACEMENT AS THE DOORS WERE SLIDING METAL ON METAL.
- ALUMINUM MULLIONS ARE MISSING FROM SOME WINDOWS (PRIMARILY #207) SO GLAZING IS TAPED INTO PLACE WITH DUCT TAPE.
- SEVERAL CABINETS & COUNTER TOPS IN KITCHENS & BATHROOMS WERE IN DISREPAIR & IN SOME CASES ROTTEN & MOULDY IN THE SPACE BELOW THE SINKS FROM CONSTANT P-TRAP LEAKAGE.
- ELECTRICAL FIXTURES MISSING COVER PLATES.
- RANGE PLUGS NOT SECURED TO THE WALL (LAYING LOOSE ON THE FLOOR)
- WATER SHUT OFF VALVES ARE PROTRUDING THROUGH THE BACKSPLASH OF THE TUB SURROUNDS IN ALL UNITS IN BUILDING - THE AREA AROUND THE VALVES ARE TO BE SEALED & PROTECTED FROM WATER INGRESS INTO THE WALL CAVITY.

#### Requirements

VIOLATION OF STANDARDS OF MAINTENANCE BY LAW

#### Recommendations

60 DAY STANDARDS OF MAINTENANCE ORDER TO R/O  
CC; BARB WINDSOR FOR WORDING OF ORDER

Photos	Yes	Digital	No
Taken?		Regular	

Date Report Made: November 2, 2007

Darren Mueske  
Inspector's Name

#### For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: AMEETA KANG FOR 60 DAY S/M ORDER

FYI to: BARB WINDSOR

TOM HAMILTON  
Manager / Supervisor



# Building Inspection Report

Page 1 of 1

IR Number BI 21807

Date of Inspection (yy/mm/dd) 04/02/09

Property Address 2178 Triumph

Specifics of Property Address n/a

Tenant n/a

Number of Storeys 4

Owner n/k

Permit Number n/a

Contractor n/k

Approved Use of Building/Land res

Contractor's Business License Account n/k

Present Use of Building/Land res

Reason for Inspection Complaint

## Narrative/Observations

The above building is a 4 storey building of combustible construction. The building has exits and a fire alarm system, there is no sprinkler system. The roof of the building at the 3rd and 4th storeys is in poor condition and is leaking. The leak in the roof over the 3rd storey has caused part of the ceiling to collapse. The roof has approx 6" of standing water on it. They have put a tarp over the roof but the standing water is still over the tarp and the tarp does not cover the entire roof. The slope of the roof is incorrect causing the water to pool in the center of the roof. The roof needs to be replaced but prior to the roof being replaced it will need to have new tapered wedges installed to direct the water to the drains.

## Requirements

## Recommendations

file for info  
cc c robbins

Photos Taken? ☐ Yes ☒ No

Notice Posted? ☐ Yes ☒ No

Type of Notice?

Date Report Made (yy/mm/dd) 04/2/11

Ed Neufeld  
Inspector

## For Supervisor Use Only

☒ File E  
☐ Copy to  
☒ Refer to Carlene Robbins

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

T. McC.

Supervisor





# CITY OF VANCOUVER



DATE ISSUED <b>MAY 10, 2004</b>		PERMIT TYPE <b>BUILDING PERMIT</b>				PERMIT NUMBER <b>P BU 428711</b>	
LEGAL DESCRIPTION LOT 4-6 BLK 30 PLAN 178 DL 184					ADDRESS <b>2178 TRIUMPH ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>MAY 06, 2004</b>	PURPOSE <b>ALTER</b>	PROJECT VALUE <b>\$600</b>	ASSESSED VALUE <b>\$644,000</b>	PLANS <b>2</b>	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT <b>AGENT FOR OWNER GURCHARAN S. TOOR 1720 E 55TH AVE VANCOUVER BC V5P 1Z6</b>					CONTACT 2 <b>PROPERTY OWNER 537070 BC LTD PAUL SAHOTA 6626 ANGUS DR VANCOUVER BC V6P 5H9</b>		
					CONTACT 3 <b>CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR TO HAVE A VALID VANCOUVER BUSINESS LICENSE VANCOUVER BC</b>		
TEL 604-767-5445	BUS. LICENSE CERTIFICATE	TEL	BUS. LICENSE CERTIFICATE	TEL	BUS. LICENSE REQUIRED		
FAX		FAX		FAX	CERTIFICATE		
<p><b>THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:</b></p> <p><b>Exterior alterations to replace existing 8'x5'8" sliding door with a 6'x5'8" sliding door for this existing multiple dwelling building.</b></p> <p><b>Note: OK to issue OTC per E Neufeld May 6/04.</b></p>							
<p><b>AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:</b></p> <p>560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.</p> <p>566 One set of approved up-to-date drawings being available for viewing at the jobsite.</p> <p>591 All work to the satisfaction of the District Building Inspector.</p>							
PERMITTED USE D24 MULTIPLE DWELLING		SPECIFICS/LOCATION ROOF PATIO		AREA (SF) 148.50	OCC C	PERMITTED USE	
ITEM		SPECIFICS/REFERENCE		QTY/AMT	ITEM		
0036 LOT TYPE	01 INSIDE/LANE				0040 PROCESSED THROUGH		
0037 LOT WIDTH			148.50 FT		Z2 ENQ CTR -OTC		
0038 LOT DEPTH			122.00 FT		0080 ZONE		
					0375 HPO EXEMPTIONS		
					Z023 RM 3A		
					35 ALT/REPAIR-RES BLD		
<p><b>APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE :</b> B119 BUILDING INSPECTN ERNIE HO 604-873-7596</p>							
<p><b>ADDITIONAL NOTES:</b></p> <p>900 Applicant to contact ERNIE HO at 604 873-7598 from 8:30-9:15 am M-F for an inspection.</p>							
<p>AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.</p>							
FEE		AMOUNT	FEE		AMOUNT	SIGNED BY	
300 BUILDING FEE		85.00				GURCHARAN S. TOOR	
						DATE	
						SEE APPLICATION	
						ISSUED BY	
						M ELLISTON	
						FOR THE	
						CITY BUILDING INSPECTOR	
INVOICE : 361795			TOTAL		\$85.00		



# CITY OF VANCOUVER

DATE ISSUED <b>JANUARY 22, 2008</b>		PERMIT TYPE <b>PLUMBING PERMIT</b>				PERMIT NUMBER <b>P PL 447695</b>	
LEGAL DESCRIPTION Lot 5 Blk 30 Plan 178 DL 184 LD NW					ADDRESS <b>2178 TRIUMPH ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>JAN 22, 2008</b>	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT <b>CONTRACTOR GARY'S PLUMBING 1211 CAMERON #506 NEW WESTMINSTER BC V3M 1W6</b>					CONTACT 2		CONTACT 3
TEL FAX	526-2266	BUS LICENSE CERTIFICATE	195522	TEL FAX	BUS LICENSE CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE
PROJECT DESCRIPTION:  <b>REPLACE 100 FEET OF EXISTING DOMESTIC WATER PIPING DUE TO THEFT.</b>							
PERMIT CONDITIONS AND NOTES: 002 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO PART 7, PLUMBING SERVICES, OF DIVISION B OF THE VANCOUVER BUILDING BY-LAW.							
ITEM	SPECIFIC	MISC	WTRCL	BASIN	BATHT	SHOWR	SINK
4009 WATER PIPE	100'	1					
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : PI05 PLUMBING/GAS INSP LLOYD CHEUNG 604-873-7013							
<p>AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.</p>							
FEE	AMOUNT	FEE	AMOUNT	SIGNATURE			
S02 PLUMBING ALTER FT	194.00			DATE			
				ISSUED BY			
INVOICE: 498114				TOTAL		\$194.00	
				FOR THE		CHIEF BUILDING OFFICIAL	



# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 291239

Property Address <b>2178 TRIUMPH</b>		Date of Inspection <b>95-01-04</b>
Name and Address of Property Owner/Agent <b>WILLIAM KWOK</b>		Specifics of Property Address <b>5.22(1)</b>
Contractor	Number of Storeys	Permit No.
Contractors Business Address	Contractors Business License Account No. <b>49153</b>	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>MULTIPLE</b>
Reason for Inspection <b>COMPLAINT - S. &amp; M.</b>	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>DWELLING</b>	

TODAY INSPECTION SHOWED THE FOLLOWING S. & M. INFRACTIONS IN UNIT # **5.22(1)**:

## LIVING ROOM

- DRYWALL AROUND SLIDING DOOR CONTAINS MOLD & IS DAMAGE BY MOISTURE — REMOVE AND REPAIR
- WOODSILL IS BADLY DAMAGE BY MOISTURE — REPLACE
- CARPET IS STAINED, WORN AND BADLY DAMAGE • REPLACE CARPET AND UNDER LAY.

OVER →

J. ARAYA

Property Use Insp. — Dist. No. **08**

Date Report Made <b>95-01-04</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	Inspector's Name <b>[Signature]</b>	Signature
----------------------------------	---	--	-------------------------------------	-----------

☐ File

☐ Carbon Copy to

☒ Refer to

☐

☐

☐

## OFFICE USE

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

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

if no

*Heather*  
*30 day*  
*[Signature]*

*[Signature]*

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

Page 2 of 2

Property  
Address

2178 TRIUMPH

IR No. 291239... cont'd

- INTERCOM DOES NOT WORK — REPAIR
- STOVE DOES NOT WORK — REPLACE
- BEDROOM CEILING BADLY DAMAGED DUE TO WATER LEAK — REPAIR
- BATHROOM FAN NOT WORKING PROPERLY — REPLACE

REC. : 30 DAY S.O.E.M. LETTER TO R.O.

Date  
Report Made 9-1-04J. ARAYA  
Property Use Insp. — Dist. No. 08

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.





311 Contact Centre

**Tenant Heat or Hot Water Complaint - Case ref: 101000135899**

Use this case to report no or inadequate heat or hot water in a rental unit.

1. What is the nature of the concern? *	No Heat
2. Has the landlord been advised of the issue? *	No
2a. Provide details: *	Joyce is in the process of notifying the landlord and RTB via writing as per TRAC's recommendation. She stated the landlord is difficult to contact by telephone.
3. How long has the problem existed? *	3 weeks
4. Caller's daytime phone number: *	s.22(1)
5. (Don't ask just record - Did caller indicate they want a call back?)	Yes

\* Indicates a required field.

**Common Case Details**

Preferred Contact Method:	Phone
Phone:	s.22(1)
Email:	

Incident Date :	
Incident Time :	

Additional Details :	See related complaint 134761 for same issue. Lack of heat affecting all units in the building.
----------------------	--

**Case 101000135899 Details**

Tenant Heat or Hot Water Complaint
CaseID : 101000135899



Rep Name : Julien Powell

Date Created : 11/25/2010

Time Created : 17:27

**Contact Information**

Contact Name / Organization:	s.22(1)
Caller Type	Oth

Alternate Contact:	
Street Number and Name:	2178 TRIUMPH ST
Street Address 2:	

City:	Vancouver
Province:	BC
Postal Code:	V5L 1K9
Email:	
Phone Number on File:	s.22(1)
Alternate Phone Number:	

Contact Comments:	
-------------------	--

**Incident Location Information**

Location Name :	
Street Number :	2178
Street Name :	TRIUMPH ST
Street Address 2 :	
City :	Vancouver
Province :	BC
Postal Code :	V5L 1K9

Location Comments:	
--------------------	--

[Back to Form](#)



**Katigbak, Veronica**

---

**From:** Innes, Becky  
**Sent:** Friday, November 26, 2010 7:58 AM  
**To:** Mueske, Darren  
**Cc:** DOMINO (CITYVAN)  
**Subject:** 2178 Triumph en066353

**Attachments:** CSG\_CBE\_PropUse\_NoHeat\_HotWaterComplaint.htm



CSG\_CBE\_PropUse  
\_NoHeat\_HotWate...

**Property Use Complaint**

Case number: 101006081037

Case created: 2015-04-15, 07:27:00 PM

**Incident Location**

Address: 2178 TRIUMPH ST, Vancouver, V5L 1K9

**Contact Details**

Name: s.22(1)

Address: 2178 TRIUMPH ST, Vancouver, V5L 1K9

Address2: s.22(1)

Phone:

Email:

Alt. Phone:

Preferred contact method: Either

**Request Details**

1.	What is the nature of the concern?	Rental Unit - Maintenance
2.	If Other selected or there are Multiple Issues, provide details:	
3.	If Business Licence selected, provide Business Name:	
4.	If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site):	
5.	If Pesticides selected, who applied it:	
5a.	Provide pesticide used and when applied:	
6.	If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted):	The citizen called in to say that since 11am today the bottom floors were experiencing a sewer back up and they have been unable to get hold of the management company and the Building Manager said that they needed to "deal with the issue"
7.	If a Rental Unit issue selected, has the landlord been advised of the issue?	Yes
8.	If Yes selected, what was the outcome?	Sewer is now running down the halls on the lower floor and are affecting a number of suites
9.	If Signs selected, provide sign wording or identifying details:	
10.	Caller's Daytime Phone Number:	s.22(1)
11.	(Don't ask, just record - did caller indicate they want a call back?)	Yes

**EN 106581****FYA to: Len Sugie****FYI to:**



CITY OF VANCOUVER  
COMPLAINT FORMDate Nov. 14-95

Address of Premises Involved <u>2178 TRIUMPH</u>
Name of Owner

Name of Complainant <u>s.22(1)</u>
Address <u>s.22(1)</u>
Phone: <u>s.22(1)</u>

Nature of Complaint: <u>S of M.</u>
<u>Roof leaks</u>
<u>electrical problems.</u>
<u>Smoke alarm not working</u>
<small>The Complainant acknowledges that the information provided is true and correct.</small>
<small>Printed name of Complainant (last, first, middle initial)</small>
<small>Signature of Complainant</small>
<small>DATE</small>

File  
OK

Received by: <u>J.C.</u>
Referred to: <u>J.A.</u>
Submit Report to:



CITY OF VANCOUVER  
COMMUNITY SERVICES GROUP  
Licences and Inspections  
Coordinated By-law Enforcement

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mr. M. Twynstra  
Manager,  
Property Use Branch  
at 604.873.7563  
I.R. No. 377635  
EN No. 029711

**ORDER**

January 27, 2006

537070 B.C. Ltd. *PER Ptx & TIME SEARCH*  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Dear Sir(s)/Madam(s):

RE 2178 Triumph Street  
Lot 4 - 6, Block 30, Plan 178, District Lot 184

Diary? No..... Yes. ☒  
To: *S. KELLAND - DPU*  
Date: *FEB 6/06* Init: *RH*  
EN #: *029711*

On January 25, 2006, our inspection services reported that your property at the above location contained considerable amounts of rubbish and discarded materials (ie. household refuse, clothing, large air circulation fan, miscellaneous scrap wood, food, etc.) resulting in the site being in an untidy condition which is in contravention of the Untidy Premises By-law.

Under Section 5 of the Untidy Premises By-law, as owner of the property **YOU ARE ORDERED TO:**

1. **REMOVE THIS ACCUMULATION OF RUBBISH AND DISCARDED MATERIAL (IE. HOUSEHOLD REFUSE, CLOTHING, LARGE AIR CIRCULATION FAN, MISCELLANEOUS SCRAP WOOD, FOOD, ETC.);**

**BY FEBRUARY 3, 2006 AND TO THEREAFTER MAINTAIN THE SITE IN A TIDY CONDITION.**

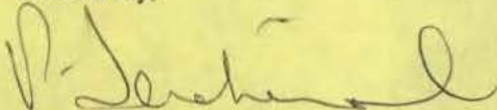


**IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 5(2) OF THE UNTIDY PREMISES BY-LAW.**

For your information, the average cost for this type of work is currently up to \$2,000.00.

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

Yours truly,

A handwritten signature in dark ink, appearing to read 'P. Teichroeb', written in a cursive style.

P. Teichroeb  
Director

SK/rh

Copy: Posted on Site

Tenants  
2178 Triumph Street  
Vancouver, BC V5L 1K9

2006/01/26 13.11.35      <= Permits PRISM Properties =>      City of Vancouver  
PSA550.00 PSP150X      Property Tax Inquiry  
Address: 2178 TRIUMPH      Co-ordinate: 586-259-58-0000

Lot code : 0 STANDARD DIMENSIONS      Neighbourhood code : 014  
Width : 148.50 FT      Postal code : V5L 1K9  
Length : 122.00 FT      Zone code :  
Area : 18,117.00 SF      Record status : ACTIVE

Land value : \$1,418,000 (2005)      Plan number :  
Impr value : \$849,000 (2005)      Homeowner grant : No

Number of owners: 1  
537070 BC LTD

---

Legal description:  
Lot    Block Sect Town Ra Plan    DL    LD  
4-6    30                            178    184

6626 ANGUS DR  
VANCOUVER BC  
V6P 5H9

F1=Help F2=Print F12=Return

F13=Additional owners



Date: 06/01/26      TITLE SEARCH PRINT - VANCOUVER  
Requestor: (PG14135)      CITY OF VANCOUVER  
                                 TITLE - BL193359

Time: 13:22:14  
Page: 001

VANCOUVER      LAND TITLE OFFICE      TITLE NO: BL193359  
   FROM TITLE NO: BF408168

APPLICATION FOR REGISTRATION RECEIVED ON: 30 MAY, 1997  
   ENTERED: 12 JUNE, 1997

REGISTERED OWNER IN FEE SIMPLE:  
537070 B.C. LTD., INC.NO. 537070  
6626 ANGUS DRIVE  
VANCOUVER, BC  
V6P 5H9

2178 TRIUMPH ST

TAXATION AUTHORITY:  
CITY OF VANCOUVER

DESCRIPTION OF LAND:  
PARCEL IDENTIFIER: 015-500-063  
LOT 4    BLOCK 30    DISTRICT LOT 184    PLAN 178

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

MORTGAGE

BN26337	1999-02-01	14:19
---------	------------	-------

REGISTERED OWNER OF CHARGE:

PEOPLES TRUST COMPANY

INCORPORATION NO. 33943A

BN26337

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BN26338	1999-02-01	14:19
---------	------------	-------

REGISTERED OWNER OF CHARGE:

PEOPLES TRUST COMPANY

INCORPORATION NO. 33943A

BN26338

REMARKS: INTER ALIA

CROWN DEBT

BR263127	2001-10-05	10:59
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REGISTERED OWNER OF CHARGE:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

BR263127

REMARKS: RESIDENTIAL TENANCY ACT

CROWN DEBT

BV260407	2003-07-10	11:54
----------	------------	-------

REGISTERED OWNER OF CHARGE:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

BV260407

CONTINUES ON PAGE 002

Date: 06/01/26      TITLE SEARCH PRINT - VANCOUVER  
Requestor: (PG14135)      CITY OF VANCOUVER  
                                 TITLE - BL193359

Time: 13:22:14  
Page: 002

"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 \*\*\*



Date: 06/01/26      TITLE SEARCH PRINT - VANCOUVER  
Requestor: (PG14135)      CITY OF VANCOUVER  
                                 TITLE - BL193360

Time: 13:14:13  
Page: 001

VANCOUVER      LAND TITLE OFFICE      TITLE NO: BL193360  
                                 FROM TITLE NO: BF408169

APPLICATION FOR REGISTRATION RECEIVED ON: 30 MAY, 1997  
ENTERED: 12 JUNE, 1997

REGISTERED OWNER IN FEE SIMPLE:  
537070 B.C. LTD., INC.NO. 537070  
6626 ANGUS DRIVE  
VANCOUVER, BC  
V6P 5H9

2178 TRIUMPH STREET

TAXATION AUTHORITY:  
CITY OF VANCOUVER

DESCRIPTION OF LAND:  
PARCEL IDENTIFIER: 015-500-098  
LOT 5    BLOCK 30    DISTRICT LOT 184    PLAN 178

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

EASEMENT AND INDEMNITY AGREEMENT

445777M	1967-04-21	12:13
---------	------------	-------

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

445777M

REMARKS: SEE 549507-L

MORTGAGE

BN26337	1999-02-01	14:19
---------	------------	-------

REGISTERED OWNER OF CHARGE:

PEOPLES TRUST COMPANY

INCORPORATION NO. 33943A

BN26337

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BN26338	1999-02-01	14:19
---------	------------	-------

REGISTERED OWNER OF CHARGE:

PEOPLES TRUST COMPANY

INCORPORATION NO. 33943A

BN26338

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

CONTINUES ON PAGE 002

Date: 06/01/26      TITLE SEARCH PRINT - VANCOUVER  
Requestor: (PG14135)      CITY OF VANCOUVER  
                                 TITLE - BL193360

Time: 13:14:13  
Page: 002

PENDING APPLICATIONS: NONE

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



Date: 06/01/26      TITLE SEARCH PRINT - VANCOUVER  
Requestor: (PG14135)      CITY OF VANCOUVER  
                                 TITLE - BL193361

Time: 13:14:48  
Page: 001

VANCOUVER      LAND TITLE OFFICE      TITLE NO: BL193361  
   FROM TITLE NO: BF408170

APPLICATION FOR REGISTRATION RECEIVED ON: 30 MAY, 1997  
   ENTERED: 12 JUNE, 1997

REGISTERED OWNER IN FEE SIMPLE:  
537070 B.C. LTD., INC.NO. 537070  
6626 ANGUS DRIVE  
VANCOUVER, BC  
V6P 5H9

2178 TRIUMPH STREET

TAXATION AUTHORITY:  
CITY OF VANCOUVER

DESCRIPTION OF LAND:  
PARCEL IDENTIFIER: 015-500-110  
LOT 6      BLOCK 30      DISTRICT LOT 184      PLAN 178

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

MORTGAGE

BN26337	1999-02-01	14:19
---------	------------	-------

REGISTERED OWNER OF CHARGE:

PEOPLES TRUST COMPANY

INCORPORATION NO. 33943A

BN26337

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BN26338	1999-02-01	14:19
---------	------------	-------

REGISTERED OWNER OF CHARGE:

PEOPLES TRUST COMPANY

INCORPORATION NO. 33943A

BN26338

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 \*\*\*



## BC Company Summary

For  
**537070 B. C. LTD.**

Date and Time of Search: January 26, 2006 01:30 PM Pacific Time  
Currency Date: December 14, 2005

### HISTORICAL - Dissolved for Failure to File on July 20, 2001

Incorporation Number:	BC0537070	
Name of Company:	537070 B. C. LTD.	
Recognition Date:	Incorporated on February 20, 1997	In Liquidation: No
Last Annual Report Filed:	February 20, 1998	Receiver: No

### DISSOLUTION/RESTORATION INFORMATION

Filing/Event	Date of Filing
Dissolved - Failure to File	July 20, 2001

### REGISTERED OFFICE INFORMATION

<b>Mailing Address:</b> 800 - 1285 WEST BROADWAY VANCOUVER BC V6H 3X8 CANADA	<b>Delivery Address:</b> 800 - 1285 WEST BROADWAY VANCOUVER BC V6H 3X8 CANADA
---	--

### RECORDS OFFICE INFORMATION

<b>Mailing Address:</b> 800 - 1285 WEST BROADWAY VANCOUVER BC V6H 3X8 CANADA	<b>Delivery Address:</b> 800 - 1285 WEST BROADWAY VANCOUVER BC V6H 3X8 CANADA
---	--

### DIRECTOR INFORMATION

Last Name, First Name, Middle Name:  
SAHOTA, GURDYAL SINGH

<b>Mailing Address:</b> 6626 ANGUS DR VANCOUVER BC	<b>Delivery Address:</b> 6626 ANGUS DR VANCOUVER BC
--	---



---

**OFFICER INFORMATION AS AT February 20, 1998**

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

SAHOTA, GURDYAL SINGH

**Office(s) Held:** (President)

**Mailing Address:**

6626 ANGUS DR  
VANCOUVER BC

**Delivery Address:**

6626 ANGUS DR  
VANCOUVER BC

---

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

SAHOTA, PAL

**Office(s) Held:** (Secretary)

**Mailing Address:**

6626 ANGUS DRIVE  
VANCOUVER BC V6P5H9

**Delivery Address:**

6626 ANGUS DRIVE  
VANCOUVER BC V6P5H9

---

CITY OF VANCOUVER  
COMPLAINT FORM

Date

*Mar 29/95*

Address of Premises Involved

s.22(1)

*2178 Triumph*

Name of Owner

Name of Complainant

s.22(1)

Address

s.22(1)

Phone:

Nature of Complaint:

*no shower in  
kitchen.*

*since Feb 10/95*

Received by:

*AS*

Referred to:

Submit Report to:

*For File*



# CITY OF VANCOUVER

(THIS IS NOT A PERMIT)

PERMIT TYPE		<b>BUILDING PERMIT APPLICATION</b>		APPLICATION NUMBER	
				<b>A BU 442661</b>	
LEGAL DESCRIPTION				ADDRESS	
LOTS 4, 5, 6 BLOCK 30 DISTRICT LOT 184 PLAN 178				2178 TRIUMPH ST	
ADDITIONAL ADDRESS INFORMATION				SPECIFICS	
				BALCONIES	
APPLICATION DATE	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC
JUL 18, 2008	ALTER	\$20,000	\$135,000		NO
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE	
				FIELD REVIEW	
				CO-ORDINATE	
				586-259-58-0000	
APPLICANT		CONTACT 2		CONTACT 3	
AGENT FOR OWNER		PROPERTY OWNER		UNCLASSIFIED	
PAUL SAHOTA		537070 BC LTD		CONTRACTOR C/O APPLICANT.	
537070 BC LTD		6626 ANGUS DR		CONTRACTOR MUST HAVE A VALID	
6626 ANGUS DR		VANCOUVER		COV CONTRACTOR/TRADE LICENCE	
VANCOUVER		BC V6P 5HP		BC V6P 5H9	
TEL 604-261-0501	BUS LICENSE	TEL 604-261-0501	BUS LICENSE	TEL	BUS LICENSE
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE

THIS APPLICATION IS SUBMITTED WITH PLANS TO:

Exterior alterations to provide repair to the existing balconies for this existing multiple dwelling building on this site. New remedial works to balconies must match the existing ones in colour and material.

OK for field review without drawings as per R. Dyck.

Note: Drawings and letters of assurance must be prepared by the applicant and submitted to the inspector.

PROPOSED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PROPOSED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING	BALCONY REPAIRS		C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0037 LOT WIDTH		148.50	FT	0080 ZONE	2023 RM-3A		
0038 LOT DEPTH		122.00	FT	0375 HPO EXEMPTIONS	35 ALT/REPAIR-RES BLD		
0040 PROCESSED THROUGH	28 RNO CTR -FLD RV						
CLEARANCES REQD DURING APPLICATION STAG INCLUDE :				PLAN REGISTRY GVRD DCC REVIEW ENFORCEMENT			
				B113 BUILDING FIELD INSP DAVID O'HALLORAN 604-873-7596			
				DE15 DEV COST LEVY REVW DOWNTOWN/NORTH			
CONTACT 4 : INVOICE REFERENCE		PAL SAHOTA		6626 ANGUS DR			
		VANCOUVER		BUSLIC:			CER:
		BC V6P 5HP		TEL: 604-261-0501			FAX:

**ADDITIONAL NOTES:**

400 \*\*\*\*\*TO DISTRICT BUILDING INSPECTOR FOR FIELD REVIEW\*\*\*\*\*  
Applicant to contact DAVID O'HALLORAN at 604 873-7596 from 8:10-9:15 am Mon-Fri for an appointment.

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	PAUL SAHOTA
300 BUILDING FEE	225.50			DATE	SEE INFORMATION SHEET
				TAKEN BY	M BIAZI.
				FOR THE	CHIEF BUILDING OFFICIAL
INVOICE: 517876		TOTAL		\$225.50	





CITY OF VANCOUVER  
COMMUNITY SERVICES  
Licences and Inspections Department

615958

PERMIT NUMBER	EL 510112
IA	
DATE	07/04/18 YY MM DD

## CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER WESPAK					ADDRESS 2178 TRIUMPH ST			
TYPE OF INSPECTION <input checked="" type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER					SPECIFICS s.22(1)			
INSPECTOR Loris Bidese					OFFICE HOURS 8:30-9:15 AM / 1:00-1:45 PM			
PHONE # (604) 873-7016 FAX# (604) 873-7100					INSPECTOR [Signature]			
ITEM			ACC	REJ	ITEM		Y	N
1	SERVICE	V	A	Ph	13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE				14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING				15	WIRING OK TO COVER #407		✓
4	BONDING				16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.				17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA	CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR				19	FINAL ACCEPTED		
8	HEATING CCTS.							
9	FIXTURES & FITTINGS							
10	LIFE SAFETY SYSTEMS							
11	SECURITY WIRING / EXTRA LOW VOLTAGE							
12	OTHER (SEE REMARKS)							

The following deficiencies shall be rectified before: YY | MM | DD and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
10	NEW CONNECTION FOR HEAT DETECTOR WILL REQUIRE FA VERIFICATION.	
15	R/W OKAY. ONLY FOR s.22(1)	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File \_\_\_\_\_  
Referred \_\_\_\_\_  
Supervisor \_\_\_\_\_

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

Lic & Insp - C004 (Revised Feb 2005)



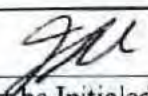
## CITY OF VANCOUVER

11061

## COMPLAINT FORM

ADDRESS OF PREMISE INVOLVED: 2178 Triumph St	DATE: 04/02/04
OWNER/MGR. —	PHONE NUMBER: —

NAME OF COMPLAINANT: V.F.D Bob Roserlund (Fire Prevention Office)	
ADDRESS:	PHONE NUMBER

( 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 type="checkbox"/> Standards of Maintenance	<input type="checkbox"/> Other
<input type="checkbox"/> Building	<input type="checkbox"/> U/T	
<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> Sign	
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Licenses	
Complaint via E-Mail From V.F.D		
Re: CONCERNS OF WATER		
leaks. and Electrical Concerns		
Wires Hanging in lobby.		

RECEIVED BY: JOHN McMAHON		
REFERRED TO: DEI-DEI 10	ROUTE:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Greg Maxwell.

04/02/06









**CITY OF VANCOUVER**  
**COMMUNITY SERVICES GROUP**  
Licences and Inspections  
Coordinated By-law Enforcement

**REGISTERED**

March 21, 2005

537070 B.C. Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

Dear Sir(s)/Madam(s):

**RE 2178 Triumph Street**  
:

On March 7, 2005, 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:

1. Unit **s.22(1)**
2. The toilet is not secured (loose) – toilet to be properly secured.
3. The bathroom flooring is in a state of disrepair – flooring to be replaced.
4. One of the kitchen cupboards is missing – to be replaced.
5. Unit **s.22(1)**
6. The closet doors are broken – to be repaired.
7. The hot water tap is leaking – hot water tap is to be repaired.
8. The kitchen countertop is broken – countertop to be replaced.
9. The toilet is leaking – toilet to be repaired.
10. The hallway light does not turn off – light to be repaired.
11. Unit **s.22(1)**
12. The carpets are soiled, stained and smell – to be replaced.
13. Unit **s.22(1)**
14. The closet doors are broken – to be repaired.
15. There are two electrical cover plates missing – to be replaced immediately.

2178triumph.doc

**PLEASE REFER TO:**

M. Twynstra  
Manager  
Property Use Branch  
at 604.873.7563  
I.R. No. 375862

Diary? No..... Yes.....  
To: S. KELLAND - DPU!  
Date: Apr 29/05 Init: RH  
EN #: 023093



16. Unit **s.22(1)**

- 17. The bathtub caulking is mouldy - bathtub to be re-caulked.
- 18. The bedroom switch plate is missing – to be replaced immediately.
- 19. The walls and ceilings are soiled and stained – to be cleaned and re-painted.
- 20. The two south wall electrical outlets are not working – to be repaired.

21. Unit **s.22(1)**

- 22. The smoke detector is missing – to be replaced.
- 23. The dining room light is missing – to be replaced.
- 24. The patio door lock is broken – to be replaced.
- 25. The stove light is broken – to be repaired.
- 26. The carpeting is badly stained and smells – to be replaced.
- 27. The bathroom fan is missing – to be replaced.
- 28. The bathroom flooring is ripped and torn – to be replaced and re-caulk around the bathtub and toilet.


29. Common Areas

- 30. The hallway carpets on the first (1<sup>st</sup>) and second (2<sup>nd</sup>) floors are in a state of disrepair (soiled, stained and smell of mould and mildew – to be replaced.
- 31. The stairwell carpeting (east and west ends of the building) are in a state of disrepair (soiled, stained, ripped and burned by cigarette butts) – to be replaced.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are **ordered** to correct the above deficiencies, as indicated, **within 30 days of the date of this order.**

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 and  
Chief Building Official

SK/rh



Date: 05/03/18 TITLE SEARCH PRINT - VANCOUVER  
Requestor: (PG14135) CITY OF VANCOUVER  
TITLE - BL193359

Time: 09:42:40

Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: BL193359  
FROM TITLE NO: BF408168

APPLICATION FOR REGISTRATION RECEIVED ON: 30 MAY, 1997  
ENTERED: 12 JUNE, 1997

REGISTERED OWNER IN FEE SIMPLE:  
537070 B.C. LTD., INC.NO. 537070  
6626 ANGUS DRIVE  
VANCOUVER, BC  
V6P 5H9

2178 TRIUMPH

TAXATION AUTHORITY:  
CITY OF VANCOUVER

DESCRIPTION OF LAND:  
PARCEL IDENTIFIER: 015-500-063  
LOT 4 BLOCK 30 DISTRICT LOT 184 PLAN 178

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:  
NATURE OF CHARGE  
CHARGE NUMBER DATE TIME

MORTGAGE

BN26337 1999-02-01 14:19  
REGISTERED OWNER OF CHARGE:  
PEOPLES TRUST COMPANY  
INCORPORATION NO. 33943A  
BN26337  
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BN26338 1999-02-01 14:19  
REGISTERED OWNER OF CHARGE:  
PEOPLES TRUST COMPANY  
INCORPORATION NO. 33943A  
BN26338  
REMARKS: INTER ALIA

CROWN DEBT

BR263127 2001-10-05 10:59  
REGISTERED OWNER OF CHARGE:  
THE CROWN IN RIGHT OF BRITISH COLUMBIA  
BR263127  
REMARKS: RESIDENTIAL TENANCY ACT

CROWN DEBT

BV260407 2003-07-10 11:54  
REGISTERED OWNER OF CHARGE:  
THE CROWN IN RIGHT OF BRITISH COLUMBIA  
BV260407

CONTINUES ON PAGE 002

Date: 05/03/18            TITLE SEARCH PRINT - VANCOUVER  
Requestor: (PG14135)      CITY OF VANCOUVER  
                             TITLE - BL193359

Time: 09:42:40  
Page: 002

"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 \*\*\*



2005/03/18 09.29.46      <= Permits PRISM Properties =>      City of Vancouver  
PSA550.00 PSP150X      Property Tax Inquiry  
Address: 2178 TRIUMPH      Co-ordinate: 586-259-58-0000

Lot code : 0 STANDARD DIMENSIONS      Neighbourhood code : 014  
Width : 148.50 FT      Postal code : V5L 1K9  
Length : 122.00 FT      Zone code :  
Area : 18,117.00 SF      Record status : ACTIVE

Land value : \$1,287,000 (2004)      Plan number :  
Impr value : \$644,000 (2004)      Homeowner grant : No

Number of owners: 1

537070 BC LTD

6626 ANGUS DR

VANCOUVER BC

V6P 5H9

Legal description:

Lot	Block	Sect	Town	Ra	Plan	DL	LD
4-6	30				178	184	

015 500 063

F1=Help F2=Print F12=Return

F13=Additional owners



IR № 377635

**RUSH/URGENT**

1/3

Property Address <b>2178 TRIUMPH.</b>		Date of Inspection <b>JAN 25/06</b>
Name and Address of Property Owner/Agent <b>537070 BC Ltd.</b>		Specifics of Property Address <b># S.22(1)</b>
Contractor		Number of Storeys <b>3</b> Permit No.
Contractor's Business Address		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>MULTIP Dwg</b>
Contractor's Business Licence Account No. <b>06-113133</b>		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>Same</b>
Reason for Inspection <b>ROUTINE DISTRICT PATROL. UT/SM.</b>		

UT INSPECTION TODAY SHOWED THE GARBAGE CONTAINER, LOCATED IN THE REAR YARD & THIS SITE TO BE BADLY OVERFLOWING WITH HOUSEHOLD REFUSE AND DEBRIS SPILLING OUT OF THE CONTAINER AND ONTO THE GROUND. THE AREA SURROUNDING THE GARBAGE CONTAINER CONSISTS OF HOUSEHOLD REFUSE + DEBRIS INCLUDING ARTICLES & CLOTHING, A LARGE AIR CIRCULATION FAN, MISC SCRAP WOOD & FOODSTUFFS.  
- CLEAN R/Y & MAINTAIN

SMY TENANTS OF THE BLDG APPROACHED ME AT THE FRONT ENTRANCE TO THE BLDG COMPLAINTING OF A LACK OF HOT WATER.

... 2

Date Report Made <b>JAN 25/06.</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	<b>S. KELLAND</b> Property Use Insp. Dist. No. 1 Inspector's Name Signature
---------------------------------------	---	--

For Office Use Only <input checked="" type="checkbox"/> File <input type="checkbox"/> Copy to <input checked="" type="checkbox"/> Refer to <b>ROXANNE Henry</b> <input checked="" type="checkbox"/> <b>AMEETA KANG</b> <input type="checkbox"/> <b>E</b>	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> attention in _____ days <input type="checkbox"/> If no <b>ph</b>
---	--



**PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT**

IR No. 377635 cont'd

Property Address	<u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent	<u>537070 BC Ltd.</u>	

A HOT WATER TEMPERATURE MEASUREMENT WAS MADE IN SUITE # s.22(1) AT 10:10AM TODAY, USING THERMOMETER #06078581, C.O.V. INVENTORY #EW00328, CALIBRATED 08/03/2000 BY "BCRI". THE KITCHEN HOT WATER TAP DELIVERED HOT WATER REACHING A MAXIMUM TEMPERATURE OF 38.7°C FOR A BRIEF MOMENT, QUICKLY DROPPING OFF TO 23.7°C AT WHICH POINT THE HW TEST WAS HALTED. SECTION 16.1(2) OF THE SM BYLAW REQUIRES HOT WATER TO BE SUPPLIED AT A MINIMUM TEMPERATURE OF 49°C. THE PRESENT HOT WATER DELIVERY SYSTEM IS NOT CAPABLE OF MEETING THE MINIMUM STANDARDS REQUIRED FOR A BUILDING OF THIS SIZE.

- REPAIR/REPLACE HOT WATER SYSTEM.

... 3

Date Report Made	<u>JAN 25/06</u>
------------------	------------------

**S. KELLAND**  
Property Use Insp. - DBE HQ2

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 REPORTIR No. 317635 cont'd

Property Address	<u>2178 TRIUMPH.</u>	Permit No.
Name and Address of Property Owner/Agent	<u>537070 BC Ltd.</u>	

① DEC: 24 HOUR RUSH ORDER TO  
REPAIR OR REPLACE HOT WATER  
DELIVERY SYSTEM (SM BYLAW.)

② 7 DAY UT ORDER TO CLEAN +  
MAINTAIN YARDS.

Date  
Report MadeJAN 25/06S. KEELEND  
Property Use Insp. - Dist. No.

Inspector's Name

Signature

All additional pages **must** be **stapled** to first page.

All supervisory notations to be made on first page only.



Field Review

Bu42661

July 13/08



CITY OF VANCOUVER  
COMMUNITY SERVICES  
Development Services  
Enquiry Centre

# DEVELOPMENT AND/OR BUILDING APPLICATION FORM



To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter.

## JOB LOCATION (Correct and complete addressing is important. Complete this section carefully.)

Address: 2178 TRIUMPH STREET Specifics: \_\_\_\_\_

Floor Level: \_\_\_\_\_ Suite No: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Lot(s) 4, 5 & 6 Block(s) 30 District Lot(s) 134 Plan Number(s) 178 ✓

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☐ No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? ☐ Yes ☐ No

## This area must be completed by the person signing the application form

Your Name: PAUL SAHOTA

Mailing Address: 6626 ANGUS DR

City: VANCOUVER BC

Postal Code: V6P 5H9

Phone Number: 604 261 0501

Company Name: 537070 B.C LTD.

Business License Account Number: \_\_\_\_\_

You are the:

- 01 ☐ Property Owner  
02 ☐ Contractor  
03 ☐ Certified Professional  
04 ☐ Design Professional  
05 ☐ Tenant  
06 ☒ Agent for Owner  
07 ☐ Agent for Tenant  
08 ☐ Consultant  
09 ☐ Non-profit Association

- 10 ☐ Civic Department  
98 ☐ Other

Note: Contractors/design professionals/consultants MUST have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

## Complete the following for ALL applications

Property Owner's Name: 537070 B.C LTD.

Address: 6626 ANGUS DR.

City: VANCOUVER B.C

Postal Code: V6P 5H9

Phone Number: 604 261 0501

Is the owner aware of this application? ☐ Yes ☐ No

### Contractor's Name:

Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Business License Account Number: \_\_\_\_\_

### Tenant's Name:

Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

### Job Contact:

Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Please continue application on reverse



This application is to: (Check applicable box)

- 001 ☐ Construct a new building(s)  
 002 ☐ Add to an existing building  
 003 ☐ Alter the interior/exterior  
 004 ☐ Add to a building and alter the existing portion  
 005 ☐ Add to a building and change the use  
 006 ☐ Add to the building, alter existing portion and change use  
 007 ☐ Interior/exterior alterations and change of use  
 008 ☐ Enclose an area of an existing building (balcony enclosures)  
 011 ☐ Project/Site Permit  
 014 ☐ Change of use  
 015 ☐ Retain use  
 016 ☐ Alter grade (raise or lower grade)  
 022 ☐ Alterations to legalize a suite  
 023 ☐ Alterations for a new suite  
 026 ☐ Demolish  
     ☐ Commercial  
     ☐ Fire damaged building  
     ☐ Non-rental one-family dwelling  
     ☐ Heritage building  
     ☐ Residential rental building  
 028 ☐ Temporary tents  
 030 ☐ Construct a garage/carport  
 031 ☐ Add/alter/demo garage/carport  
 038 ☐ Construct partial - framing, etc.  
 040 ☐ Excavate - valid for project address et al.  
 041 ☐ Move building from another site  
 042 ☐ Move building on the same site  
 043 ☐ Install a pool, fence, tennis court, boat ramp, sign, or similar  
 044 ☐ Upgrade seismic and/or sprinkler  
 045 ☐ Mechanical kitchen exhaust, roof top unit, satellite dish  
 046 ☐ Prefabricated structure placed on site  
 047 ☐ Fire damage repair  
 048 ☐ Flood damage repair  
 050 ☐ Landscape only  
 053 ☐ Building envelope repair

Is this a new tenant? ☐ Yes ☐ NoWhat is the existing use? APARTMENT BLDG.What is the proposed use? RESIDENTIALHow many storeys? 3How many levels of underground parking? 0How many new rooftop units? 0

(Complete carefully. Your application will be based on your written description.)

Describe work to be done:

REMEDIAL MEASURES  
TO BALCONIESDBI: - Please advise  
Are we willing to  
accept an <sup>in</sup>complete  
appl. for this order?ask for Field Review info  
availability as per P. 1.1.1

What is the value of the work proposed? (Include cost of plans, material and labour)

\$ 20,000

Will any of the following be altered/repaired/installed?

- ☐ Electrical    ☐ Gas    ☐ Drain Tile  
☐ Plumbing    ☐ Sprinkler    ☐ Fire Alarm

Sprinkler Contractor's Name: \_\_\_\_\_

Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.

Special Sprinkler Inspection Number SP \_\_\_\_\_

Complete the following for all residential buildings

	Existing	Proposed
Total number of dwelling units:	<u>35</u>	<u>-</u>
Total number of housekeeping units:	<u>-</u>	<u>-</u>
Total number of sleeping units:	<u>-</u>	<u>-</u>

Complete the following related permit information

Development Permit/Application Number DE \_\_\_\_\_  
 Minor Amendment Number DE \_\_\_\_\_  
 Building Permit/Application Number BU \_\_\_\_\_  
 Board of Variance Appeal Number Z \_\_\_\_\_  
 Combined Permit Application Number DB \_\_\_\_\_

Office Use Only

- OK AS PER EARLIER  
DISCUSSION WITH E. MURPHY  
- APPLICANT ADVISED AS TO  
DOCUMENTATION REQUIRED  
DURING APPLICATION STAGE  
8-7-18

Office Use Only

Invoice #

BU \_\_\_\_\_  
 DE 57076

Office Use Only

BU \$225.50  
 DE \_\_\_\_\_  
 DT \_\_\_\_\_  
 BG F/m  
 SUBTOTAL \_\_\_\_\_  
 SP \_\_\_\_\_  
 TOTAL 225.50

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS

18 DAY OFJuly2008

SIGNATURE OF APPLICANT

Bahar





CITY OF VANCOUVER  
COMMUNITY SERVICES GROUP  
Licences and Inspections  
Coordinated By-law Enforcement

**REGISTERED AND REGULAR MAIL**

PLEASE REFER TO:  
Mr. M. Twynstra  
Manager,  
Property Use Branch  
at 604.873.7563  
I.R. No. 377635 / EN 029710

**ORDER**

January 27, 2006

537070 BC Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

} PTX

Diary? No ☒ Yes ☒  
To: Syd Kellam  
Date: Jan. 27/06 Init: AK

Dear Sir/Madam:

RE: 2178 Triumph Street - Unit **s.22(1)**

On January 25, 2006, our Inspection Services reported that your building at the above location was in contravention of the Standards of Maintenance By-laws as outlined below:

Every hand basin and bathtub, shower and sink shall have an adequate supply of hot and cold running water and every water closet shall have an adequate supply of running water. Hot water shall be supplied at a minimum temperature of 120°F (49°C) and a maximum of 140°F (60°C).

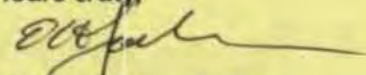
1. The kitchen hot water tap is recorded at 38.7°C dropping to 23.7°C - the hot water system is to be repaired or replaced.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, **YOU ARE ORDERED TO** correct the above deficiencies;

**BY JANUARY 27, 2006.**

**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.**

Yours truly,

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

SK/ak

Company Search - History  
Title Search - 1997.

2006/01/26 12.26.18

<= Permits PRISM Properties =>

City of Vancouver

PSA550.00 PSP150X

Property Tax Inquiry

Address: 2178 TRIUMPH

Co-ordinate: 586-259-58-0000

Lot code	: 0 STANDARD DIMENSIONS	Neighbourhood code	: 014
Width	: 148.50 FT	Postal code	: V5L 1K9
Length	: 122.00 FT	Zone code	:
Area	: 18,117.00 SF	Record status	: ACTIVE
Land value	: \$1,418,000 (2005)	Plan number	:
Impr value	: \$849,000 (2005)	Homeowner grant	: No

Number of owners: 1

537070 BC LTD

6626 ANGUS DR

VANCOUVER BC

V6P 5H9

Legal description:

Lot	Block	Sect	Town	Ra	Plan	DL	LD
4-6	30				178	184	

F1=Help F2=Print F12=Return

F13=Additional owners

*Title Search  
too old - 1997.*

*Company Search  
→ History.*





## BC Company Summary

For  
**537070 B. C. LTD.**

Date and Time of Search: January 26, 2006 12:31 PM Pacific Time  
Currency Date: December 14, 2005

### **HISTORICAL - Dissolved for Failure to File on July 20, 2001**

Incorporation Number: BC0537070  
Name of Company: 537070 B. C. LTD.  
Recognition Date: Incorporated on February 20, 1997  
Last Annual Report Filed: February 20, 1998  
In Liquidation: No  
Receiver: No

### **DISSOLUTION/RESTORATION INFORMATION**

Filing/Event	Date of Filing
Dissolved - Failure to File	July 20, 2001

### **REGISTERED OFFICE INFORMATION**

Mailing Address:	Delivery Address:
800 - 1285 WEST BROADWAY VANCOUVER BC V6H 3X8 CANADA	800 - 1285 WEST BROADWAY VANCOUVER BC V6H 3X8 CANADA

### **RECORDS OFFICE INFORMATION**

Mailing Address:	Delivery Address:
800 - 1285 WEST BROADWAY VANCOUVER BC V6H 3X8 CANADA	800 - 1285 WEST BROADWAY VANCOUVER BC V6H 3X8 CANADA

### **DIRECTOR INFORMATION**

Last Name, First Name, Middle Name:  
SAHOTA, GURDYAL SINGH

Mailing Address:	Delivery Address:
6626 ANGUS DR VANCOUVER BC	6626 ANGUS DR VANCOUVER BC

---

**OFFICER INFORMATION AS AT February 20, 1998**

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

SAHOTA, GURDYAL SINGH

**Office(s) Held:** (President)

**Mailing Address:**

6626 ANGUS DR  
VANCOUVER BC

**Delivery Address:**

6626 ANGUS DR  
VANCOUVER BC

---

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

SAHOTA, PAL

**Office(s) Held:** (Secretary)

**Mailing Address:**

6626 ANGUS DRIVE  
VANCOUVER BC V6P5H9

**Delivery Address:**

6626 ANGUS DRIVE  
VANCOUVER BC V6P5H9

---



# CITY OF VANCOUVER

DATE ISSUED <b>AUGUST 28, 2008</b>		PERMIT TYPE <b>BUILDING PERMIT</b>				PERMIT NUMBER <b>P BU 442661</b>	
LEGAL DESCRIPTION <b>LOTS 4, 5, 6 BLOCK 30 DISTRICT LOT 184 PLAN 178</b>					ADDRESS <b>2178 TRIUMPH ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS <b>BALCONIES</b>		
APPLICATION DATE <b>JUL 18, 2008</b>	PURPOSE <b>ALTER</b>	PROJECT VALUE <b>\$20,000</b>	ASSESSED VALUE <b>\$135,000</b>	PLANS <b>NO</b>	PLACE NAME		
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE <b>FIELD REVIEW</b>			
APPLICANT <b>AGENT FOR OWNER PAUL SAHOTA 537070 BC LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9</b>				CONTACT 2 <b>PROPERTY OWNER 537070 BC LTD 6626 ANGUS DR VANCOUVER BC V6P 5H9</b>		CONTACT 3 <b>UNCLASSIFIED CONTRACTOR C/O APPLICANT. CONTRACTOR MUST HAVE A VALID COV CONTRACTOR/TRADE LICENCE</b>	
TEL 604-261-0501 FAX	BUSLICENSE CERTIFICATE	TEL 604-261-0501 FAX	BUSLICENSE CERTIFICATE	TEL FAX	BUSLICENSE CERTIFICATE		

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

Exterior alterations to provide repair to the existing balconies for this existing multiple dwelling building on this site. New remedial works to balconies must match the existing ones in colour and material.

Approve for permit per D.O'Halloran - Aug 28/08 - IR# BI34341

Note: Letters of assurance must be prepared by the applicant and submitted to the inspector prior to final.

**AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:**

- 560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.
- 566 One set of approved up-to-date drawings being available for viewing at the jobsite.
- 591 All work to the satisfaction of the District Building Inspector.
- 910 Construction must be carried out in compliance with the provisions of Noise Control By-law No. 6555

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING	BALCONY REPAIRS		C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0037 LOT WIDTH		148.50	FT	0080 ZONE	Z023 RM-3A		
0038 LOT DEPTH		122.00	FT	0375 HPO EXEMPTIONS	35 ALT/REPAIR-RES BLD		
0040 PROCESSED THROUGH	28 ENQ CTR -FLD RV						

APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : BI19 BUILDING INSPECTN DAVID O'HALLORAN 604-873-7596

CONTACT 4 : INVOICE REFERENCE PAL SAHOTA VANCOUVER BC V6P 5H9 TEL: 604-261-0501 FAX: 6626 ANGUS DR BUSLIC: CER:

**ADDITIONAL NOTES:**

901 VBBL change requires carbon monoxide detectors in residences. Refer to COV Bulletin 2007-007-BU/EL for details.

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	PAUL SAHOTA
300 BUILDING FEE	225.50			DATE	SEE INFORMATION SHEET
				ISSUED BY	K HYNES
				FOR THE	CHIEF BUILDING OFFICIAL
INVOICE: 517876		TOTAL		\$225.50	





CITY OF VANCOUVER  
COMMUNITY SERVICES

# COMPLAINT FORM

C 3396

EN 021219

Address of Premise Involved: 2178 Triumph St.	Date: Sept 27/04
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) - 2178 Triumph St.	Phone Number: 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: 
--	------------------------

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 _____	
Interior s/m deficiencies including water leaks around toilet & bathtub, rot in floor, etc.	
Call Complainant Back: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Call Complainant To Arrange Inspection Time: <input type="checkbox"/> Yes <input type="checkbox"/> No	

CONFIDENTIAL

Received By: Tom Hamilton	
Referred To: Ray Mariani	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> NO





**CITY OF VANCOUVER**  
COMMUNITY SERVICES GROUP  
Licences and Inspections  
By-law Compliance Division

**REGISTERED AND REGULAR MAIL**

**PLEASE REFER TO:**

Ms. L. Urekar  
Acting Manager,  
Property Use Branch  
at 604.873.7179  
I.R. No. UI 41885  
EN No. 059156

March 10, 2010

0537070 BC Ltd.  
6626 Angus Drive  
Vancouver, BC V6P 5H9

} Company search, Tempert,  
PTX, Land Titles.

Diary? No Yes ☒  
To: DARREN MUIRKE  
Date: MAY 3/10 Init: AK

Dear Sir/Madam:

RE: 2178 Triumph Street - Unit No. **s.22(1)**

In reply to an email dated February 23, 2010 from Bilesh Liyanage, enforcement action regarding the outstanding Standards of Maintenance deficiencies will be withheld UNTIL APRIL 30, 2010.

It will be necessary for you to comply with our order of January 22, 2010 on or before the above extended date.

Yours truly,

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

DM/ak

\* Not to send ext. inv. to tenant  
confirmed w/Lynn Urekar #.

\* Company search confirms business  
name change to 0537070 BC Ltd  
from old name 537070 BC Ltd. #.



## BC Company Summary

For  
**0537070 B.C. LTD.**

**Date and Time of Search:** March 10, 2010 12:56 PM Pacific Time  
**Currency Date:** February 04, 2010

### ACTIVE

**Incorporation Number:** BC0537070  
**Name of Company:** 0537070 B.C. LTD.  
**Recognition Date:** Incorporated on February 20, 1997  
**Last Annual Report Filed:** February 20, 2010  
**In Liquidation:** No  
**Receiver:** No

### COMPANY NAME INFORMATION

Previous Company Name	Date of Company Name Change
537070 B. C. LTD.	October 31, 2006

### DISSOLUTION/RESTORATION INFORMATION

Filing/Event	Date of Filing
Full Restoration	October 31, 2006
Dissolved - Failure to File	July 20, 2001

### REGISTERED OFFICE INFORMATION

Mailing Address:	Delivery Address:
6626 ANGUS DRIVE VANCOUVER BC V6P 5H9 CANADA	6626 ANGUS DRIVE VANCOUVER BC V6P 5H9 CANADA

### RECORDS OFFICE INFORMATION

Mailing Address:	Delivery Address:
6626 ANGUS DRIVE VANCOUVER BC V6P 5H9 CANADA	6626 ANGUS DRIVE VANCOUVER BC V6P 5H9 CANADA

### DIRECTOR INFORMATION



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

SAHOTA, GURDYAL SINGH

**Mailing Address:**

6626 ANGUS DR  
VANCOUVER BC V6P 5H9  
CANADA

**Delivery Address:**

6626 ANGUS DR  
VANCOUVER BC V6P 5H9  
CANADA

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**OFFICER INFORMATION AS AT February 20, 2010**

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

SAHOTA, PAL

**Office(s) Held:** (Secretary)

**Mailing Address:**

6626 ANGUS DRIVE  
VANCOUVER BC V6P 5H9  
CANADA

**Delivery Address:**

6626 ANGUS DRIVE  
VANCOUVER BC V6P 5H9  
CANADA

---

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

SAHOTA, GURDYAL SINGH

**Office(s) Held:** (President)

**Mailing Address:**

6626 ANGUS DR  
VANCOUVER BC V6P 5H9  
CANADA

**Delivery Address:**

6626 ANGUS DR  
VANCOUVER BC V6P 5H9  
CANADA

---

**Folio:** 586-259-58-0000  
**Civic:** 2178 TRIUMPH ST  
**Size:** 148.5 122 WIDTH/DEPTH

**Pid:** 015-500-098  
**Legal:**

**Owner:** 537070 BC LTD  
6626 ANGUS DR  
VANCOUVER BC V6P 5H9  
(BL193361)

✓ pr, Land Titles, Company Search.

\* 0537070 BC. LTD \*



## Kang, Ameeta

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**From:** Urekar, Lynn  
**Sent:** Tuesday, March 09, 2010 12:59 PM  
**To:** DOMINO (CITYVAN); Kang, Ameeta  
**Cc:** Mueske, Darren  
**Subject:** FW: RE : 2178 Triumph Street - s.22(1) - I.R. No. UI 41885 / EN No. 059156  
**Attachments:** s.22(1)-2178 Two Month Notice.pdf

Hi Ameeta,  
Please write an extension to our order of Jan 22nd, 2010 to now expire April 30th per the request. The order did expire Feb 26th but it is ok to do the extension per Catherine Wong.

Thanks, Lynn

Lynn Urekar

Supervisor, Property Use Branch

City of Vancouver

License & Inspections, Property Use

Tel: 604.873.7179 Email: [lynn.urekar@vancouver.ca](mailto:lynn.urekar@vancouver.ca)

[Vancouver.ca/inspections](http://Vancouver.ca/inspections)

**From:** Mueske, Darren

**Sent:** Tuesday, March 02, 2010 10:02 AM

**To:** Urekar, Lynn

**Subject:** RE: RE : 2178 Triumph Street - s.22(1) - I.R. No. UI 41885 / EN No. 059156

Hi Lynn,

I just spoke with the complainant. They are vacating at the end of March.

I don't have a problem with an extension until the end of April.

Darren

---

**From:** Urekar, Lynn  
**Sent:** Wednesday, February 24, 2010 11:38 AM  
**To:** Bilesh Liyanage  
**Cc:** Mueske, Darren  
**Subject:** RE: RE : 2178 Triumph Street - s.22(1) - I.R. No. UI 41885 / EN No. 059156

Hi Bilesh

Please provide us with a copy of your notice to the tenant. We will then consider your request.

Thanks, Lynn

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**From:** Bilesh Liyanage [[mailto:bilesh\\_accounts@telus.net](mailto:bilesh_accounts@telus.net)]  
**Sent:** Tue 23/02/2010 9:03 PM  
**To:** Urekar, Lynn  
**Cc:** Mueske, Darren  
**Subject:** RE : 2178 Triumph Street - s.22(1) - I.R. No. UI 41885 / EN No. 059156

Good Morning Lynn,

We have a repair order from the city for the above suite and we have started the work and our contractor don't

want to continue their work in the suite since it's occupied . They don't want work unless the suite is vacant due to the extent of the work that they have to do( Removal of sub floor / Installing new floor / Bathroom / Kitchen etc ) . We have asked the tenants to relocate to an another suite and they have refused that.

We have given them a 2 Months Notice To Move Out according to Residential Tenancy Guidelines and waiting for them to vacate the suites to complete the work order.

Please give us an extension on the completion date

Thank You,

Bilesh Liyanage  
604-838-4487



**2 MONTH NOTICE TO END TENANCY FOR LANDLORD'S USE OF PROPERTY**

Residential Tenancy Act, s. 49

**2 MONTH NOTICE TO END TENANCY BECAUSE THE TENANT DOES NOT QUALIFY FOR SUBSIDIZED RENTAL UNIT**

Residential Tenancy Act, s. 49.1

Form #RTB - 32

**TENANT: YOU MAY BE EVICTED IF YOU DO NOT RESPOND TO THIS NOTICE.****To the TENANT(S) (full names are required)**

s.22(1)		s.22(1)	
Last name		First and middle names	
s.22(1)		s.22(1)	
Last name		First and middle names	
Service Address (address where documents will be given personally, left for, faxed, or mailed to the tenant for service)			
s.22(1)	2178 TRIUMPH ST VANCOUVER		BC V5L 1K9
Unit #	Street # and street name	City	Province Postal Code
Daytime phone number		Other phone number	Fax number for service of documents

**From the LANDLORD (if the landlord is a business name, enter the full legal business name in the "last name" box)**

TRIUMPH MANAGEMENT LTD.		537070 BC	
Last name		First and middle names	
Service Address (address where documents can be given personally, left for, faxed, or mailed to the landlord for service)			
769	EAST HASTINGS ST VANCOUVER		BC V6A 1A3
Unit #	Street # and street name	City	Province Postal Code
604	662-3102		255-8471
Daytime phone number		Other phone number	Fax number for service of documents

**NOTICE TO END TENANCY****I, the landlord, am hereby giving you two months notice to move out of the rental unit located at:**

s.22(1)	2178 Triumph St		Vancouver	BC	V5L 1K9
Unit #	Street # and street name	City	Province	Postal Code	
by (date when tenant must move out of the rental unit)					
30	April	2010	Landlord's or Agent's signature: Johannes DeGruy		
Day	Month	Year	Print name: Johannes DeGruy		
			Date: February 19th 2010		

This is page 1 of a 2-page Notice. The landlord must sign this Notice and the tenant must receive page 1 and page 2.

Office of Housing and Construction Standards

Residential Tenancy Branch

Lower Mainland: 604-660-1020 Victoria: 387-1602 Elsewhere in BC: 1-800-665-8779

Website: [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca)

#RTB - 32 (2008/03)



Served Personally Rule 19/2010 at 11:45 AM  
To s.22(1) / By Johannes DeGruy



**REASONS FOR THIS 2 MONTH NOTICE TO END THE TENANCY (put an "x" in all the boxes that apply)**

<input type="checkbox"/>	The rental unit will be occupied by the landlord or the landlord's spouse or a close family member (father, mother, or child) of the landlord or the landlord's spouse
<input type="checkbox"/>	A family corporation owns the rental unit and it will be occupied by an individual who owns, or whose close family members own, all the voting shares
<input type="checkbox"/>	All of the conditions for sale of the rental unit have been satisfied and the purchaser has asked the landlord, in writing, to give this Notice because the purchaser or a close family member intends in good faith to occupy the rental unit
<input checked="" type="checkbox"/>	The landlord has all necessary permits and approvals required by law to demolish the rental unit or repair the rental unit in a manner that requires the rental unit to be vacant
<input type="checkbox"/>	The landlord intends to convert the residential property to strata lots or a not-for-profit housing cooperative
<input type="checkbox"/>	The landlord intends to convert the rental unit for use by a caretaker, manager or superintendent of the residential property
<input type="checkbox"/>	The landlord has all necessary permits and approvals required by law to convert the rental unit to a non-residential use
<input type="checkbox"/>	The tenant no longer qualifies for the subsidized rental unit

**COMPENSATION FOR TENANTS**

- On or before the effective date of this Notice, the landlord must pay the tenant an amount equal to one month's rent payable under the tenancy agreement.
- If this Notice is ending a periodic tenancy, the tenant may withhold the last month's rent instead of being paid compensation.
- Compensation is not owed to tenants who receive this Notice because they do not qualify for the subsidized rental unit.
- If a tenant has already paid the last month's rent, the landlord must refund the rent as the compensation.
- If the landlord does not take steps toward the purpose for which this Notice was given or if the unit is not used for the stated purpose for at least 6 months beginning within a reasonable period after the effective date of this Notice, the landlord or purchaser must pay the tenant an additional amount equal to double the monthly rent paid under the tenancy agreement.
- If this is a periodic tenancy, a tenant who receives this Notice can give 10-days notice and move out early. The landlord must still pay the tenant one-month's rent as compensation.

**WHEN THE TENANT WILL BE ASSUMED TO HAVE RECEIVED THIS NOTICE**

- The date when the landlord gives this Notice to the tenant in person, or
- The date when the landlord leaves this Notice with an adult (19 years or older) who apparently lives with the tenant, or
- 3 days after the landlord leaves this Notice in the mailbox or mail slot for the address where the tenant lives, or
- 3 days after the landlord faxes this Notice to a fax number provided by the tenant, or
- 3 days after the landlord attaches a copy of this Notice to the door or other noticeable place at the address where the tenant lives, or
- 5 days after the landlord mails this Notice (by registered or regular mail) to the tenant at the address where the tenant lives.

**INFORMATION FOR TENANTS WHO RECEIVE THIS NOTICE TO END TENANCY**

- You have the right to dispute this Notice within 15 days after it is assumed to be received by filing an Application for Dispute Resolution at the Residential Tenancy Branch. A Dispute Resolution Officer may extend your time to file an Application, but only if he or she accepts your proof that you had a serious and compelling reason for not filing the Application on time.
- If you do not file an Application for Dispute Resolution within 15 days, you are presumed to accept that the tenancy is ending and must move out of the rental unit by the date set out on page 1 of this Notice (You can move out sooner). If you do not file the Application or move out, your landlord can apply for an Order of Possession that is enforceable through the court.

**INFORMATION FOR LANDLORDS WHO WANT TO END A TENANCY**

- Take steps to confirm that the tenant actually receives this Notice when it is assumed to be received. A Dispute Resolution Officer may set this Notice aside if the tenant can prove that he/she did not receive this Notice due to circumstances beyond his/her control.
- If the tenant fails to move out of the rental unit, or if you believe the tenant does not intend to move out and the tenant's deadline to dispute this Notice has expired, you can apply to the Residential Tenancy Branch for an Order of Possession.
- If the tenant applies to dispute this Notice, you can attend the tenant's hearing and verbally ask for an Order of Possession.

**INFORMATION FOR BOTH LANDLORDS AND TENANTS**

- Keep copies of all Notices to End Tenancy and record each date and how the Notice was given or received.
- An error in this Notice or an incorrect move-out date on this Notice does not make it invalid. A Dispute Resolution Officer can order that the tenancy ends on a date other than the date specified in this Notice.
- It is against the law for a landlord to (1) physically evict a tenant without a Writ of Possession, or (2) change the locks without a Dispute Resolution Officer's order to do so, or (3) seize a tenant's personal property without a court order.
- More information is available online: [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca)  
Or by telephoning: Lower Mainland 604-660-1020 Victoria 387-1602 Elsewhere in B.C. 1-800-665-8779

This is page 2 of a 2-page Notice. The landlord must sign this Notice and the tenant must receive page 1 and page 2.

Signed to s.22(1)  
Refused to take Notice

11:30 AM Feb 19/2010



# PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 329358

Date of Inspection 97-05-23

Property Address 2178 TRIUMPH		Specifics of Property Address	
Name and Address of Property Owner/Agent WILLIAM KWOK		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	M.I.
Contractors Business Address	Contractors Business License Account No. 49753	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	M.I.
Reason for Inspection ROUTINE SUITE BY SUITE INSPECT.			

INSPECTION TODAY SHOWED THE FOLLOWING  
S. OF M. VIOLATIONS:

# 5.22(1) • WINDOWS GLASS BROKEN — REPLACE  
(VACANT) • BATHTUB CAULKING MISSING — PROVIDE  
• KITCHEN VINYL FLOOR DAMAGE — REPLACE

# 5.22(1) • BATHTUB CAULKING MISSING — PROVIDE  
(VACANT) • LIGHT FIXTURES MISSING — PROVIDE

# 5.22(1) • LIGHT FIXTURES MISSING — PROVIDE  
(VACANT)

OVER →

Date Report Made 97-05-23	<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	Inspector's Name	Signature
---------------------------	---	--	------------------	-----------

- ☐ File  
☐ Carbon Copy to  
☒ Refer to Charlene for 30 day s/m order  
☐  
☐  
☐

COPY MEMO sent  
 OFFICE USE  
 J. ARAYA  
 Property Use Insp. — Dist. No. 00

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



JP

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 329358 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>W. KWOK</u>	

- # 5.22(1) • LIGHT FIXTURES MISSING — PROVIDE  
(VACANT) • CARPET OLD, DIRTY & STAINED — REPLACE  
• SMOKE ALARM MISSING — PROVIDE
- # 5.22(1) • TILES AROUND BATHTUB LOOSE AND  
BADLY STAINED — REDO ENCLOSURE  
• BATHROOM FLOOR OLD & DAMAGE — REPLACE  
• BALCONY DOOR LOCK MISSING — PROVIDE  
• DINING AREA WINDOW LEAKS BADLY, FRAME  
ROTTEN — REPLACE WHOLE SECTION  
• TILES MISSING IN KITCHEN COUNTER  
— PROVIDE  
• CARPET OLD, DIRTY AND EXTREMELY  
STAINED — REPLACE (WHOLE SUITE)  
• BATHROOM DOOR DAMAGED — REPAIR OR REPLACE

OVER →

Date Report Made	<u>97-05-23</u>
------------------	-----------------

J. ARAYA  
Property Use Insp. — Dist. No. 00

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. 329358 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>W. KWOK</u>	

# s.22(1)

- BATHROOM CEILING WATER DAMAGED — REPAIR & PAINT
- BALCONY DOOR WEATHERSTRIPPING ~~MISSING~~ MISSING — PROVIDE
- KITCHEN DRAWER COVERS MISSING — PROVIDE
- BEDROOM & BATHROOM DOORS DAMAGED — REPAIR OR REPLACE

# s.22(1)

(VACANT)

- WINDOWS BROKEN — REPLACE
- LIGHT FIXTURES MISSING — PROVIDE
- SMOKE ALARM DAMAGED — REPLACE

# s.22(1)

(VACANT)

- CARPET DAMAGED ALL OVER SUITE — REPLACE
- BATHROOM VINYL FLOOR DAMAGED — REPLACE
- BEDROOM WINDOW CRACKED — REPLACE
- SMOKE ALARM MISSING — PROVIDE

OVER —————&gt;

Date Report Made	<u>97-05-23</u>
------------------	-----------------

J. ARAYA  
Property Use Insp. — Dist. No. 08

Inspector's Name

*[Signature]*  
Signature

PERMITS & LICENSES DEPARTMENT  
INSPECTION REPORT

IR No. 329358 cont'd

Property Address	<u>2178 TRIUMPH</u>
Name and Address of Property Owner/Agent	<u>W. KWOK</u>
Permit No.	

# s.22(1)

(VACANT)

- TOILET BOWL LOOSE — ~~SECURE~~
- CAULKING AROUND BATHTUB MISSING — PROVIDE
- WINDOWS BROKEN — REPLACE
- CARPET DIRTY & DAMAGED — REPLACE
- SMOKE ALARM MISSING — PROVIDE
- LIGHT FIXTURES MISSING — PROVIDE

# s.22(1)

- DINING AREA LIGHT FIXTURE BROKEN — REPLACE
- TOILET BOWL LOOSE — SECURE
- BATHROOM CEILING WATER DAMAGED — REPAIR & PAINT
- BATHROOM DOOR DAMAGED — REPAIR OR REPLACE

# s.22(1)

- TOILET BOWL LOOSE — SECURE
- BATHTUB ENCLOSURE CAULKING MISSING — PROVIDE

# s.22(1)

- NO ACCESS

Date Report Made 97-05-23

J. ARAYA  
Property Use Insp. — Dist. No.

00

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. 329358 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>W. KWOK</u>	

- # s.22(1)
- BATHROOM FLOOR DAMAGED — REPLACE
  - KITCHEN CEILING WATER DAMAGED — REPAIR & PAINT
  - ENTRANCE CLOSET CEILING WATER DAMAGED — REPAIR & PAINT

- # s.22(1)  
(VACANT)
- TOILET BOWL BROKEN — REPLACE
  - BEDROOM DOOR DAMAGE — REPAIR
  - KITCHEN CABINET DOORS AND DRAWERS MISSING — PROVIDE
  - DINING AREA WINDOW FRAME IS ROTTEN AND UNSECURE — REPLACE WHOLE SECTION

- # s.22(1)
- BEDROOM CEILING WATER DAMAGED — REPAIR & PAINT
  - BATHTUB ENCLOSURE CAULKING MISSING — PROVIDE

Date Report Made 97-05-23

J. ARAYA  
Property Use Insp. — Dist. No. 09

Inspector's Name

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. 329358 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>W. KWOK</u>	

- # s.22(1)
- SMOKE ALARM MISSING — PROVIDE
  - CARPET IS EXTREMELY OLD & STAINED — REPLACE (WHOLE SUITE)
  - BATHTUB ENCLOSURE IS CRACKED AND DRYWALL DAMAGED — REDO WHOLE ENCLOSURE
  - BATHROOM SINK FIXTURES LEAKING — REPAIR

- # s.22(1)
- SMOKE ALARM MISSING — PROVIDE

- # s.22(1)
- KITCHEN SINK FIXTURES LOOSE & DAMAGED — REPLACE
  - LIGHT FIXTURES MISSING — PROVIDE
  - BATHROOM DOOR DAMAGE — REPAIR OR REPLACE
  - BATHTUB ENCLOSURE DAMAGED — REDO ENCLOSURE
  - BEDROOM DOOR DAMAGED AND LOCK MISSING — REPAIR & PROVIDE LOCK
- OVER →

Date Report Made 07-05-23

J. ARAYA  
Property Use Insp. — Dist. No. 08

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. 329358 cont'd

Property Address	2178 TRIUMPH	Permit No.
Name and Address of Property Owner/Agent	W. KWOK	

- # S.22(1) • BATHTUB ENCLOSURE IS OLD, STAINED & DAMAGED — REDO ENCLOSURE
- KITCHEN FLOOR DAMAGED — REPLACE
- ENTRANCE HALL WALL WATER DAMAGED — REPAIR & PAINT

- # S.22(1) (VACANT) • BALCONY FLOOR IS ROTTEN AND FALLING APART — REPAIR
- TOILET BOWL LOOSE • SECURE
- BATHROOM FLOOR DAMAGED — REPLACE

- # S.22(1) • LIVINGROOM CEILING AND WALLS WATER DAMAGED — REPAIR & PAINT
- LIVINGROOM WINDOW WEATHERSTRIPPING IS MISSING — PROVIDE
- BATHTUB ENCLOSURE IS STAINED & DAMAGED — REDO ENCLOSURE

OVER →

Date Report Made 97-05-23

J. ARAYA  
Property Use Insp. — Dist. No.

08

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. 329358 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>W. KWOK</u>	

- # § 22(1) • BATHROOM CEILING WATER STAINED & DAMAGED — REPAIR & ~~PAINT~~ PAINT
- ~~BATHROOM~~ BATHTUB ENCLOSURE IS STAINED & DAMAGED — REDO ENCLOSURE
- KITCHEN SINK FIXTURES LOOSE — REPAIR

- # § 22(1) • ENTRANCE HALL CEILING WATER DAMAGED (VACANT) — REPAIR & PAINT
- CAULKING AROUND BATHTUB MISSING — PROVIDE

- # § 22(1) • BALCONY FLOOR AND RAILING BADLY (VACANT) DAMAGED AND READY TO COLLAPSE — REPAIR
- CARPET EXTREMELY DIRTY & STAINED — REPLACE (WHOLE SUITE)

- # § 22(1) • BATHTUB ENCLOSURE IS STAINED & DAMAGED — REDO ENCLOSURE

Date Report Made	<u>97-05-23</u>
------------------	-----------------

J. ARAYA  
Property Use Insp. - Dist. No. 08

Inspector's Name

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. 329358 cont'd

Property Address 2178 TRIUMPH	Permit No.
Name and Address of Property Owner/Agent W. KWOK	

# s.22(1) • LIVINGROOM CEILING AND WINDOW FRAME ARE WATER DAMAGED — REPAIR & PAINT

# s.22(1) • BEDROOM DOOR DAMAGED — REPAIR  
• WEATHERSTRIPPING MISSING IN ALL WINDOWS — PROVIDE  
• TOILET BOWL LOOSE — SECURE  
• KITCHEN SINK FIXTURES BADLY LEAKING — REPAIR  
• BATHTUB ENCLOSURE IS STAINED & DAMAGED — REDO ENCLOSURE

# s.22(1) (VACANT) • CARPET OLD, DIRTY & STAINED — REPLACE (WHOLE SUITE)  
• BEDROOM & BALCONY WINDOWS BROKEN — REPLACE

# s.22(1) (VACANT) • FIRE DAMAGED — THE ENTIRE SUITE TO BE RECONSTRUCTED

Date Report Made 07-05-23

J. ARAYA  
Property Use Insp. — Dist. No. 08

Inspector's Name

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.