


Address to

Address Activities

Review/Inspection activity group	District	Department/branch responsible	Current status	Date open	Date complete
 EN - ENFORCEMENT		COMMUNITY SERV/P&D	10 - CLEARED	02 Jun 2004	29 Aug 2016

Action Details

Date	Action by	Action	Action specifics	Reference
02 Jun 2004	C FRISON	060 - OPEN GROUP	-	-
02 Jun 2004	C FRISON	849 - PUI ENFORCMNT	A43 - PUI ZONE & DEVELP	EN - 018193
02 Jun 2004	C FRISON	991 - NOTE	- O/W MOTOR-HOME R/Y	EN - 018193
02 Jun 2004	C FRISON	835 - X-REFERENCE IR	- EN018193	IR - 376357
04 Oct 2004	R HENRY	849 - PUI ENFORCMNT	A42 - PUI STNDS OF MAINT	EN - 021098
04 Oct 2004	R HENRY	835 - X-REFERENCE IR	- EN021098	IR - UI24661
13 Oct 2004	K MORGAN	859 - CLEAR PUI ENFORCMT	A43 - PUI ZONE & DEVELP	EN - 018193
08 Dec 2004	K MORGAN	859 - CLEAR PUI ENFORCMT	A42 - PUI STNDS OF MAINT	EN - 021098
08 Dec 2004	K MORGAN	069 - REVIEW COMPLETE	-	-
02 Jun 2009	S IBRAHIM	080 - REOPEN GROUP	-	-
02 Jun 2009	S IBRAHIM	846 - MONITOR LTR/ORDER	BU - BUILDING BY-LAW	EN - 053855
09 Jun 2009	D O'HALLORAN	856 - CLEAR LTR/ORDER	BU - BUILDING BY-LAW	EN - 053855
07 Jul 2009	G GNYP	846 - MONITOR LTR/ORDER	PL - PLUMBING BY-LAW	EN - 054961
07 Jul 2009	G GNYP	835 - X-REFERENCE IR	- EN054961	IR - PL12443
07 Jul 2009	G GNYP	846 - MONITOR LTR/ORDER	EL - ELECTRICAL BY-LAW	EN - 054962

07 Jul 2009	G GNYP	835 - X-REFERENCE IR	- EN054962	IR - CE10357
07 Jul 2009	D BUCHANNON	873 - ADD EN VIOLATION#S	- 13	EN - 054961
06 Aug 2009	K MORGAN	856 - CLEAR LTR/ORDER	EL - ELECTRICAL BY-LAW	EN - 054962
05 Dec 2012	D BUCHANNON	856 - CLEAR LTR/ORDER	PL - PLUMBING BY-LAW	EN - 054961
05 Dec 2012	D BUCHANNON	874 - SUB EN VIOLATION#S	- 13	EN - 054961
02 Jan 2013	C FRISON	846 - MONITOR LTR/ORDER	EL - ELECTRICAL BY-LAW	EN - 083298
02 Jan 2013	C FRISON	835 - X-REFERENCE IR	- EN083298	IR - CE10552
02 Jan 2013	C FRISON	873 - ADD EN VIOLATION#S	- 2	EN - 083298
02 Jan 2013	C FRISON	846 - MONITOR LTR/ORDER	GA - GAS BY-LAW	EN - 083368
02 Jan 2013	C FRISON	835 - X-REFERENCE IR	- EN083368	IR - PI13459
02 Jan 2013	C FRISON	873 - ADD EN VIOLATION#S	- 1	EN - 083368
24 Jan 2013	D BUCHANNON	856 - CLEAR LTR/ORDER	GA - GAS BY-LAW	EN - 083368
24 Jan 2013	D BUCHANNON	874 - SUB EN VIOLATION#S	- 1	EN - 083368
01 Oct 2013	D BUCHANNON	856 - CLEAR LTR/ORDER	EL - ELECTRICAL BY-LAW	EN - 083298
01 Oct 2013	D BUCHANNON	874 - SUB EN VIOLATION#S	- 2	EN - 083298
01 Oct 2013	D BUCHANNON	069 - REVIEW COMPLETE	-	-
22 Jul 2016	D BUCHANNON	080 - REOPEN GROUP	-	-
22 Jul 2016	D BUCHANNON	849 - PUI ENFORCMNT	A51 - PUI UNTIDY PREMISE	EN - 120236
22 Jul 2016	D BUCHANNON	873 - ADD EN VIOLATION#S	- 1	EN - 120236
22 Aug 2016	D BUCHANNON	859 - CLEAR PUI ENFORCMT	A51 - PUI UNTIDY PREMISE	EN - 120236
22 Aug 2016	D BUCHANNON	874 - SUB EN VIOLATION#S	- 1	EN - 120236

29 Aug 2016	D BUCHANNON	069 - REVIEW COMPLETE	-	-
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 48 - BY-LAW ADMIN REV	BY-LAW ADMIN	01 - OPEN	28 Jan 1999
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Action Details

Date	Action by	Action	Action specifics	Reference
28 Jan 1999	J SCHIRR	060 - OPEN GROUP	-	-
28 Jan 1999	J SCHIRR	095 - SEND ORDER	- 30 DAY S OF M	IR - 352172
22 Mar 2000	R TURNER	090 - SEND LETTER	- FILE RESEARCH	-
17 May 2000	J SCHIRR	095 - SEND ORDER	- 14 DAY UT DEBRIS	IR - 359934
02 Jun 2004	C FRISON	095 - SEND ORDER	- 30D ZD O/W MOTOR-	IR - 376357
02 Jun 2004	C FRISON	991 - NOTE	- HOME REAR YARD	IR - 376357
04 Oct 2004	R HENRY	095 - SEND ORDER	- 14 DAY S OF M	IR - UI24661
02 Jun 2009	S IBRAHIM	991 - NOTE	- PER C. ROBBINS	-
02 Jun 2009	S IBRAHIM	095 - SEND ORDER	- CO-OD DET ACC	EN - 053855
08 Jul 2009	G GNYP	090 - SEND LETTER	- COR PLG/GAS	IR - PI12443
08 Jul 2009	G GNYP	095 - SEND ORDER	- COR EL	IR - CE10357
02 Jan 2013	C FRISON	095 - SEND ORDER	- COORDINATED EL&GAS	IR - CE10552
22 Jul 2016	D BUCHANNON	095 - SEND ORDER	- 14D - U/T	IR - UI58613

 60 - BUILDING INSPECTN	BI19 BUILDING INSP	01 - OPEN	09 Jun 2009
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Action Details

Date	Action by	Action	Action specifics	Reference
09 Jun 2009	D O'HALLORAN	060 - OPEN GROUP	-	-

09 Jun 2009	D O'HALLORAN	757 - COORD ENFORCEMENT	71 - REFERRED	IR - BI36455
15 Jul 2009	D O'HALLORAN	712 - SITE REVIEW INFO	74 - DOMINO MARKUP	-

61 - ELECTRICAL INSPECT	EI10	ELECTRICAL INSP	01 - OPEN	07 Jan 2004
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Action Details				
Date	Action by	Action	Action specifics	Reference
07 Jan 2004	A LAM	060 - OPEN GROUP	-	-
07 Jan 2004	A LAM	700 - COMPLAINT	71 - REFERRED	CF - 06832
07 Jan 2004	A LAM	810 - RECEIVE COMPLAINT	001 - HAZARDOUS CONDITN	CF - 06832
07 Jan 2004	A LAM	800 - SCHEDULE INSPECTN	- MESSY ELECT ROOM	DT - 040109
08 Jan 2004	G MAXWELL	700 - COMPLAINT	69 - NO ACTION REQUIRED	CI - 02725
09 Jun 2009	L BIDESE	757 - COORD ENFORCEMENT	32 - 7 DAY ORDER	CE - 10357
05 Aug 2009	J MCMAHON	757 - COORD ENFORCEMENT	69 - NO ACTION REQUIRED	EL - 528330
27 Aug 2013	B JOYCE	700 - COMPLAINT	69 - NO ACTION REQUIRED	-
30 Sep 2013	J ROWLEY	E22 - ELECTRICAL SURVEY	90 - ACCEPTED	-
30 Sep 2013	J ROWLEY	991 - NOTE	- VIOLATIONS CLEARED	EL - 563218

62 - PLUMBING/GAS INSP	PI05	PLUMBING/GAS INSP	01 - OPEN	11 Jun 2009
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Action Details				
Date	Action by	Action	Action specifics	Reference
11 Jun 2009	S BRATINA	830 - REFER INFRACTION	PL - PLUMBING BY-LAW	IR - PI12443
11 Jun 2009	S BRATINA	060 - OPEN GROUP	-	-

11 Jun 2009	S BRATINA	060 - OPEN GROUP	-	-
11 Jun 2009	S BRATINA	810 - RECEIVE COMPLAINT	033 - BLDG BY-LAW PLMBG	-
11 Jun 2009	S BRATINA	700 - COMPLAINT	26 - LETTER REQUIRED	IR - PI12443
19 Aug 2009	S BRATINA	700 - COMPLAINT	82 - WORK REQUIRED	-
19 Aug 2009	S BRATINA	991 - NOTE	- INSP DONE AUG 15	-
19 Aug 2009	S BRATINA	991 - NOTE	- FOLLOW-UP REQ'RD	-
19 Aug 2009	S BRATINA	991 - NOTE	- MOST DEF CORRECTED	-
11 Mar 2010	S BRATINA	991 - NOTE	- NOT READY FOR INSP	-
11 Mar 2010	S BRATINA	991 - NOTE	- MR. SAHOTA CALLED	-
05 Dec 2012	L CHEUNG	757 - COORD ENFORCEMENT	32 - FOLLOW-UP REQUIRED	IR - PI13459
05 Dec 2012	L CHEUNG	991 - NOTE	- WWOP GASBY-LAW	-
04 Jan 2013	L CHEUNG	740 - PROGRESS / RECHECK	15 - DELIVER/POST ORDER	-
24 Jan 2013	L CHEUNG	757 - COORD ENFORCEMENT	63 - INFRACTION CLEARED	IR - PI13508
24 Jan 2013	L CHEUNG	991 - NOTE	- REFER GA464401	-

 63 - PROP USE INSPECTN PU08 PROPERTY USE INSP 01 - OPEN 26 May 1997

Action Details

Date	Action by	Action	Action specifics	Reference
26 May 1997	L CUMERLATO	060 - OPEN GROUP	-	-
26 May 1997	L CUMERLATO	810 - RECEIVE COMPLAINT	- S/M VIOLATIONS	-
26 May 1997	L CUMERLATO	R71 - REFERRED	- TO JULIO A	-
29 May 1997	J ARAYA	A51 - UNTIDY PREMISES	02 - COMPLAINT	-
29 May 1997	J ARAYA	R64 - NO VIOLATION	- I.R. # 329363	-

05 Mar 1999	J ARAYA	A63 - WRECKED VEHICLE	05 - RE-CHECK	-
05 Mar 1999	J ARAYA	R63 - INFRACTION CLEAR	- I.R. # 353970	-
07 Jan 2000	L UREKAR	A42 - STNDRDS OF MAINT	01 - ROUTINE	-
07 Jan 2000	L UREKAR	R62 - INFORMATION RECVD	- FIRE AND POLICE	-
11 May 2000	R MARIANI	A51 - UNTIDY PREMISES	02 - COMPLAINT	IR - 359934
11 May 2000	R MARIANI	R26 - LETTER/ORDER REQD	-	-
02 Jun 2000	R MARIANI	A51 - UNTIDY PREMISES	05 - RE-CHECK	-
02 Jun 2000	R MARIANI	R63 - INFRACTION CLEAR	- DEBRIS REMOVED	-
02 Jun 2000	R MARIANI	R81 - DOMINO MARKUP	-	-
31 May 2002	L CUMERLATO	840 - COMPLAINT	A50 - PUI DEBRIS IN YARD	EN - 003443
31 May 2002	L CUMERLATO	R71 - REFERRED	- TO RAY M	CF - 09442
03 Jun 2002	R MARIANI	A50 - DEBRIS IN YARD	02 - COMPLAINT	EN - 003443
03 Jun 2002	R MARIANI	R10 - VERBAL ORDER	-	-
12 Jun 2002	R MARIANI	A50 - DEBRIS IN YARD	05 - RE-CHECK	EN - 003443
12 Jun 2002	R MARIANI	850 - CLEAR COMPLAINT	A50 - PUI DEBRIS IN YARD	EN - 003443
12 Jun 2002	R MARIANI	R63 - INFRACTION CLEAR	- DEBRIS/CAR REMOVED	-
04 May 2004	T HAMILTON.	840 - COMPLAINT	A43 - PUI ZONE & DEVELP	EN - 018193
04 May 2004	T HAMILTON.	R71 - REFERRED	- RAY MARIANI	-
31 May 2004	R MARIANI	A43 - ZONE & DEVELOPMENT	02 - COMPLAINT	EN - 018193
31 May 2004	R MARIANI	R26 - LETTER/ORDER REQD	-	IR - 376357
12 Jul 2004	R MARIANI	A43 - ZONE & DEVELOPMENT	05 - RE-CHECK	EN - 018193
12 Jul 2004	R MARIANI	R63 - INFRACTION CLEAR	-	-

12 Jul 2004	R MARIANI	R63 - INFRACTION CLEAR	-	-
12 Jul 2004	R MARIANI	R81 - DOMINO MARKUP	- ON 04/06/02 LETTER	-
12 Jul 2004	R MARIANI	850 - CLEAR COMPLAINT	A43 - PUI ZONE & DEVELP	EN - 018193
20 Sep 2004	T HAMILTON.	R71 - REFERRED	- MIKE BIDWELL	-
20 Sep 2004	T HAMILTON.	840 - COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 021098
21 Sep 2004	M BIDWELL	R26 - LETTER/ORDER REQD	- FRONT DR GLASS MSG	IR - UI24661
21 Sep 2004	M BIDWELL	A42 - STNDRDS OF MAINT	02 - COMPLAINT	EN - 021098
18 Oct 2004	M BIDWELL	A42 - STNDRDS OF MAINT	05 - RE-CHECK	EN - 021098
18 Oct 2004	M BIDWELL	R63 - INFRACTION CLEAR	- SEE DOMINO NOTE	-
18 Oct 2004	M BIDWELL	850 - CLEAR COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 021098
08 Sep 2005	T HAMILTON.	840 - COMPLAINT	A43 - PUI ZONE & DEVELP	EN - 027246
15 Sep 2005	L CUMERLATO	840 - COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 027432
15 Sep 2005	L CUMERLATO	R71 - REFERRED	- TO SYD K	CF - 5655
11 Oct 2005	S KELLAND	R63 - INFRACTION CLEAR	-	IR - 377323
11 Oct 2005	S KELLAND	850 - CLEAR COMPLAINT	A43 - PUI ZONE & DEVELP	EN - 027246
11 Oct 2005	S KELLAND	850 - CLEAR COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 027432
21 Apr 2006	S KELLAND	R63 - INFRACTION CLEAR	- CONTAINER EMPTIED	IR - 377655
21 Apr 2006	S KELLAND	850 - CLEAR COMPLAINT	A51 - PUI UNTIDY PREMISE	EN - 031255
21 Apr 2006	T HAMILTON.	840 - COMPLAINT	A51 - PUI UNTIDY PREMISE	EN - 031255
21 Apr 2006	T HAMILTON.	R71 - REFERRED	- SYD KELLAND	-
24 May 2006	T HAMILTON.	840 - COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 031943
24 May 2006	T HAMILTON.	R71 - REFERRED	- SYD KELLAND	-

30 May 2006	S KELLAND	R63 - INFRACTION CLEAR	-	IR - 377916
30 May 2006	S KELLAND	850 - CLEAR COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 031943
14 Sep 2006	S KELLAND	843 - ROUTINE OPEN/CLEAR	A48 - PUI OCC SURVEY	IR - 378677
11 Dec 2007	A TIO	840 - COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 041221
11 Dec 2007	A TIO	R71 - REFERRED	- TO DARREN MUESKE	CF - 11079
19 Dec 2007	D MUESKE	850 - CLEAR COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 041221
19 Dec 2007	D MUESKE	R63 - INFRACTION CLEAR	- PER COMPLAINANT	-
25 Jun 2008	D MUESKE	842 - ROUTINE	A51 - PUI UNTIDY PREMISE	EN - 046197
25 Jun 2008	D MUESKE	R10 - VERBAL ORDER	-	-
21 Jul 2008	D MUESKE	852 - CLEAR ROUTINE	A51 - PUI UNTIDY PREMISE	EN - 046197
21 Jul 2008	D MUESKE	R62 - INFORMATION RECVD	- SITE CLEANED	-
25 Feb 2009	S JUNG	840 - COMPLAINT	A14 - PEST	EN - 051255
25 Feb 2009	S JUNG	840 - COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 051256
25 Feb 2009	S JUNG	R71 - REFERRED	- D MUESKE	CF - 13090
11 Mar 2009	D MUESKE	850 - CLEAR COMPLAINT	A14 - PEST	EN - 051255
11 Mar 2009	D MUESKE	850 - CLEAR COMPLAINT	A42 - PUI STNDS OF MAINT	EN - 051256
11 Mar 2009	D MUESKE	R81 - DOMINO MARKUP	-	-
27 May 2009	D MUESKE	844 - REFERRAL	A42 - PUI STNDS OF MAINT	EN - 053992
27 May 2009	D MUESKE	R26 - LETTER/ORDER REQD	- DET ACCESS LTR	-
09 Jun 2009	D MUESKE	854 - CLEAR REFERRAL	A42 - PUI STNDS OF MAINT	EN - 053992

09 Jun 2009	D MUESKE	R62 - INFORMATION RECVD	-	IR - UI39742
10 Jan 2013	B INNES..	854 - CLEAR REFERRAL	A51 - PUI UNTIDY PREMISE	EN - 083523
10 Jan 2013	B INNES..	844 - REFERRAL	A51 - PUI UNTIDY PREMISE	EN - 083523
10 Jan 2013	B INNES..	R61 - INFORMATION GIVEN	s.22(1) WITH MANAGER	-
25 Jan 2013	A MARTIN	842 - ROUTINE	A03 - PUI BUSNSS LICENSE	EN - 083839
25 Jan 2013	A MARTIN	991 - NOTE	- HOME B/L:NO UNIT #	-
25 Jan 2013	A MARTIN	R61 - INFORMATION GIVEN	- VOICE MSG LEFT	-
28 Jan 2013	A MARTIN	991 - NOTE	- JOURNAL RECHECK	DT - 130208
29 Jan 2013	A MARTIN	A03 - BUSINESS LICENSE	05 - RE-CHECK	EN - 083839
29 Jan 2013	A MARTIN	R61 - INFORMATION GIVEN	- 2ND VOICE MSG LEFT	-
19 Feb 2013	A MARTIN	A03 - BUSINESS LICENSE	05 - RE-CHECK	EN - 083839
19 Feb 2013	A MARTIN	R62 - INFORMATION RECVD	- STILL NO RESPONSE	-
19 Feb 2013	A MARTIN	R60 - GONE OUT OF BUSNSS	- DANIEL COREY B/L	-
20 Feb 2013	A MARTIN	852 - CLEAR ROUTINE	A03 - PUI BUSNSS LICENSE	EN - 083839
31 Jul 2013	A MARTIN	840 - COMPLAINT	A45 - PUI PARKING BY-LAW	EN - 088952
01 Aug 2013	A MARTIN	A45 - PARKING BY-LAW	02 - COMPLAINT	EN - 088952
01 Aug 2013	A MARTIN	R64 - NO VIOLATION	- NO PKG LIGHTG ISSU	-
01 Aug 2013	A MARTIN	R61 - INFORMATION GIVEN	- VOICE MSG:COMPLNNT	-
02 Aug 2013	A MARTIN	R69 - NO ACTION REQUIRED	- CONFIRM UNENFORCBL	-
02 Aug 2013	A MARTIN	R81 - DOMINO MARKUP	- SEE 311 CF	-
06 Aug 2013	A MARTIN	R71 - REFFERED	- DET PER REQUEST	-


02 Aug 2013	A MARTIN	R61 - DOMING MARRON	SEE 511 CT	
06 Aug 2013	A MARTIN	R71 - REFERRED	- DEI PER REQUEST	-
06 Aug 2013	A MARTIN	850 - CLEAR COMPLAINT	A45 - PUI PARKING BY-LAW	EN - 088952
08 Aug 2013	A MARTIN	R61 - INFORMATION GIVEN	- TO COMPLAINANT	-
24 Jun 2016	C CRANTON	840 - COMPLAINT	A50 - PUI DEBRIS IN YARD	EN - 120236
27 Jun 2016	W JAO..	R71 - REFERRED	- C CRANTON	CF - 7968908
28 Jun 2016	C CRANTON	R26 - LETTER/ORDER REQD	-	UI - 58613
26 Jul 2016	C CRANTON	R15 - DELIVER/POST ORDER	-	EN - 120236
22 Aug 2016	C CRANTON	A50 - DEBRIS IN YARD	05 - RE-CHECK	EN - 120236
22 Aug 2016	C CRANTON	R63 - INFRACTION CLEAR	-	-
22 Aug 2016	C CRANTON	850 - CLEAR COMPLAINT	A50 - PUI DEBRIS IN YARD	EN - 120236

Address to

Note Topics


Topic		Rows
	560 NOISE	1

Note Numbers

 001 Entered by: H BURPEE On: 20090526 Updated by: On:

Note

This property is adjacent to a port/industrial area. Applications for new single family, 2-family and multi-family dwellings should incorporate noise mitigation measures in the design. Refer applicant to City of Vancouver document "Sound Smart" available on-line.



Notes



Notes



Export



Last Update On

Last Update By

General Note for CF-2017-009403: Closed



Locked

Site visit Aug 9/17: I spoke with a s.22(1) male wearing black sunglasses with a ball cap on backwards. He said his name was s.22(1). He says he is a tenant of 2184 Wall St and lives in s.22(1). He told me that he is a binner and brings back s.22(1). There was a mess of s.22(1) on the ground that I told him to clean up.

s.22(1) says he always cleans it up and places it in the blue bin nearby. I advised him to do this inside his unit and avoid doing it outside.

I left a voice message for s.22(1) Aug 9/17 to call me back. I also left a voice message on Aug 10/17 to give him my findings.

OK

Cancel



New ▾



Export ▾



Last Update On

Last Update By

General Note for CF-2018-001192: Under Investigation

Locked

s.13(1), s.17(1)

OK

Cancel

PERMITS & LICENSES
BUILDING REGISTER

ORIGINAL
FILE

ADDRESS: 2199 Wall Street

ADDITIONAL ADDRESSES: _____

NO. OF STOREYS: three (3) plus basement

GENERAL USES IN BUILDING: Multiple dwelling containing twenty-eight
(28) dwelling units

<u>SPECIFIC ADDRESS</u>	<u>LOCATION</u>	<u>USE</u>	<u>OCCUPANCY PERMIT NO.</u>
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	Basement	four (4) dwelling units	
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	First Storey	nine (9) dwelling units	
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	Second Storey	ten (10) dwelling units	
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	Third Storey	five (5) dwelling units	
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REGISTER DATE: March 10, 1992

INITIALS: JA-Jmoree

**PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT**

IR 331330

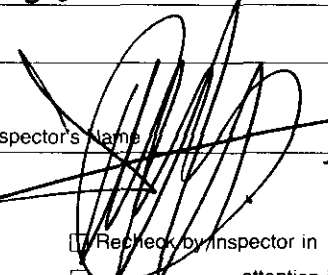
Property Address 2199 WALL		Date of Inspection 97-05-05	
Name and Address of Property Owner/Agent WALL STREET HOLDING		Number of Storeys 2	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address	Contractors Business License Account No. 93845	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection ROUTINE			

INSPECTION TODAY SHOWED THE FOLLOWING DEBRIS & DISCARDED MATERIALS IN THE REAR (WEST) YARD AND PARKING AREA:

- THREE DISCARDED TV SETS
- A DISCARDED WASHER
- A DISCARDED FRIDGE
- DISCARDED DOOR AND PLYWOOD SHEETS

REC.: 14 DAY U.T. BY-LAW ORDER TO R.O.

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

Date Report Made 97-05-05	<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
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- ☐ File
☐ Carbon Copy to
☒ Refer to **Charlene**
☐
☐
☐

14 day U.T. order

OFFICE USE

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____



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



DEPUTY DIRECTOR &
CITY BUILDING INSPECTOR
R.L. Maki, PEng

ASSISTANT DIRECTOR &
CHIEF LICENSE INSPECTOR
P.E. Telchroeb

REGISTERED

PLEASE REFER TO:

Mr. M. Twynstra
Manager,
Property Use Branch
at 873-7563
I.R. No. 331330

1997 May 15

Wall Street Holdings Ltd.
8157 Greenlake Place
Burnaby, BC
V5A 3N5

Dear Sirs:

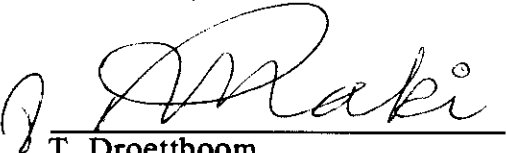
Re: 2199 Wall Street

On May 5, 1997, our Inspection Services reported that your property (rear west yard) at the above location had an accumulation of rubbish and discarded materials (i.e. television sets, washer, fridge, door, plywood, etc.) and is not in keeping with the neighbourhood, in violation of the Untidy Premises By-law.

Under Section 5 of the Untidy Premises By-law, you are ordered to remove the rubbish and discarded materials (i.e. television sets, washer, fridge, door, plywood, etc.) from this property **WITHIN 14 DAYS OF THE DATE OF THIS ORDER and to thereafter maintain the site in a tidy condition.**

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

Yours truly,


T. Droettboom
DIRECTOR

JA/CP/jv3

cc: REGISTERED
Wall Street Holdings Ltd.
#728 - 650 West 41st Avenue
North Tower, Oakridge Mall
Vancouver, BC
V5Z 2M9

(also sent by regular mail)

Diary	
No	Yes <input checked="" type="checkbox"/>
To:	DP-4
Date:	May 3/97
Ini:	CP

As of: APR 28, 1997 BC OnLine: COMPANIES - CORPORATE SEARCH 97/05/08
Lterm: C05911P For: PC97274 CITY OF VANCOUVER - LAW DEPARTMENT16:16:03
Type/Number BC 0421559

BC COMPANY

Name: WALL STREET HOLDINGS LTD.

Incorporation No: 0421559

Last Annual Report Date: 03 MAR., 1997

In Liq: NO Receiver: NO Reporting: NO

Registered Office: #728 - 650 WEST 41ST AVENUE
NORTH TOWER, OAKRIDGE MALL
VANCOUVER, BC
V5Z 2M9

Records Office: #728 - 650 WEST 41ST AVENUE
NORTH TOWER, OAKRIDGE MALL
VANCOUVER, BC
V5Z 2M9

Director Name: LEO KWOK HO CHEN
Address: 143 STEVENS DRIVE
WEST VANCOUVER, BC
V7S 1C3

Director Name: KOCK GUI LI
Address: 4076 WEST 27TH AVENUE
VANCOUVER, BC
V6S 1R7

Director Name: RICK SHU YAN LUI
Address: 7288 RUPERT STREET
VANCOUVER, BC
V5S 2Z9

Director Name: KUI-KI PAU
Address: 8157 GREENLAKE PLACE
BURNABY, B.C.
V5A 3N5

Officer Name: LEO KWOK HO CHEN
Position: SECRETARY
Address: 143 STEVENS DRIVE
WEST VANCOUVER, BC
V7S 1C3

Officer Name: KUI-KI PAU
Position: PRESIDENT
Address: 8157 GREENLAKE PLACE
BURNABY, B.C.
V5A 3N5

[illegible]

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 329391

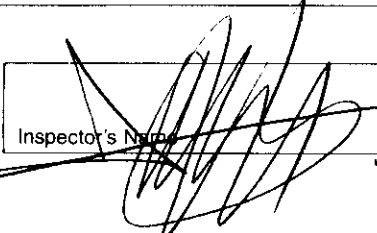
Property Address 2199 WALL		Date of Inspection 97-06-17	
Name and Address of Property Owner/Agent WALL STREET HOLDINGS		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.J.	
Contractors Business Address	Contractors Business License Account No. 93845	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.J.	
Reason for Inspection RECHECK			


INSPECTION TODAY SHOWED THAT THE DEBRIS AND DISCARDED MATERIALS HAVE BEEN REMOVED FROM SITE.

NO FURTHER ACTION REQUIRED.

REG.: FILE FOR INFO

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

Date Report Made 97-06-18	<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 _____
- ☐ _____
- ☐ _____
- ☐ _____

OFFICE USE

- ☐ Retcheck by Inspector in _____ days
- ☐ _____ attention in _____ days
- if no _____



PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

1 of 3

IR 320197

Property Address 2199 WALL		Date of Inspection FEB. 14, 2001	
Name and Address of Property Owner/Agent WALL STREET HOLDINGS LTD.		Number of Storeys 3 + B	Permit No.
Contractor @ 8157 GREENLAKE PLACE BRY		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address VSA 3N5	Contractors Business License Account No. 01-150618	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection CO-ORDINATED INSPECTION			

obs: INSPECTION OF THIS BUILDING REVEALED THE FOLLOWING S & M INFRACTIONS:

- UNIT **s.22(1)**
- ALL WALLS IN UNIT ARE STAINED (PAINT)
 - KITCHEN CABINETS ARE STAINED (PAINT)
 - CARPET IN UNIT IS STAINED (REPLACE)
 - KITCHEN COUNTERTOP IS LIFTING (REPAIR)
 - WINDOW FRAMES & SILLS IN KITCHEN & BEDROOM ARE STAINED (CLEAN & PAINT)
 - BALCONY DOOR FRAME & SILL ARE STAINED AND CONTAIN MOULD (CLEAN)
 - VENEER SKIN ON BEDROOM DOOR IS PEELING (REPLACE DOOR)
 - BATHROOM WALLS ARE STAINED (PAINT)
 - BATHTUB FAUCET LEAKS (REPAIR)

Date Report Made FEB. 14, 2001	<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 08 <i>[Signature]</i>
--	---	--	--

☐ File
☐ Carbon Copy to
☒ Refer to *Cindy F.*
☐ *14 day s/m order*
☐ *28*

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR No. 320197 cont'd

Property Address	<u>2199 WALL</u>	
Name and Address of Property Owner/Agent	<u>WALL STREET HOLDINGS LTD</u>	Permit No.

UNIT s.22(1)

- BATHROOM FLOOR TILES ARE CRACKED (REPLACE)
- VENEER SKIN ON BATHROOM DOOR IS PEELING (REPLACE DOOR)
- BIFOLD DOOR IN HALLWAY IS NOT HUNG (REPAIR)

UNIT s.22(1)

- WALLS IN UNIT ARE STAINED (PAINT)
- SLIDING GLASS DOOR FRAME & SILL ARE STAINED AND CONTAIN MOULD (CLEAN)
- BIFOLD DOORS IN KITCHEN & HALLWAY ARE NOT HUNG (REPAIR)
- BEDROOM WALLS ARE STAINED (PAINT)
- WINDOW SILL IN BEDROOM HAS PEELING & CRACKED PAINT (REPAIR & PAINT)
- KITCHEN FLOOR TILES ARE CRACKED (REPLACE)
- NO COVER PLATE ON KITCHEN RECEPTACLE (PROVIDE)
- KITCHEN CABINETS ARE STAINED AND CABINET DOORS ARE NOT PROPERLY HUNG (REPAIR & PAINT)
- WALLS AROUND BATH TUB ARE WATER DAMAGED AND CERAMIC TILES HAVE FALLEN OFF (REPLACE DRYWALL WITH CEMENT BOARD AND REPLACE CERAMIC TILES)

Date Report Made FEB. 14, 2001

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. 320197 cont'd

Property Address	<u>2199 WALL</u>	Permit No.
Name and Address of Property Owner/Agent	<u>WALL STREET HOLDINGS LTD</u>	

UNIT s.22(1) - BATHROOM WALLS & CEILING ARE STAINED (PAINT)
 - BATHROOM FLOOR TILES ARE CRACKED (REPLACE)
 - BATHROOM DOOR IS TOO WIDE AND DOES NOT CLOSE
 (REPAIR OR REPLACE DOOR)

UNIT s.22(1) - SUBFLOOR IN BATHROOM IS WATER DAMAGED
 (REPLACE)
 - KITCHEN CABINETS ARE NOT SECURED TO THE
 BULKHEAD (REPAIR)
 - KITCHEN DRAIN PIPE LEAKS (REPAIR)

REL: 14 DAY S of M ORDER

Date Report Made FEB. 14, 2001

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.



CITY OF VANCOUVER

COMMUNITY SERVICES

Licensing, Inspections and Enforcement

By-law Enforcement

REGISTERED

PLEASE REFER TO:

Mr. M. Twynstra
Manager,
Property Use Branch
at 873-7563
I.R. No. 320197

2001 March 2

Wall Street Holdings Ltd.
c/o 8157 Greenlake Place
Burnaby, BC V5A 3N5

and

Wall Street Holdings Ltd.
#728 - 650 West 41st Avenue
North Tower, Oakridge Mall
Vancouver, BC V5Z 2M9

Disry? No Yes ✓
To: DPV - R. Mariani and L. Cumerlato
Date: Mar 14/01 In: MBS

Dear Sir/Madam:

RE: 2199 Wall Street

On February 14, 2001, 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. All of the walls in the unit are stained - to be painted.
2. The kitchen cabinets are stained - to be painted.
3. The carpet in the unit is stained - to be replaced.
4. The kitchen counter top is lifting - to be repaired.
5. The window frames and sills in the kitchen and bedroom are stained - to be cleaned and painted.
6. The balcony door frame and sill are stained and contain mould - to be cleaned.
7. The veneer skin on the bedroom door is peeling - door to be replaced.

- 8. The bathroom walls are stained - to be painted.
- 9. The bathtub faucet leaks - to be repaired.
- 10. The bathroom floor tiles are cracked - to be replaced.
- 11. The veneer skin on the bathroom door is peeling - door to be replaced.
- 12. Bifold door in hallway is not hung - to be repaired.

Unit s.22(1)

- 13. The walls in the unit are stained - to be painted.
- 14. The sliding glass door frame and sill are stained and contain mould - to be cleaned.
- 15. The bifold doors in the kitchen and hallway are not hung - to be repaired.
- 16. The bedroom walls are stained - to be painted.
- 17. The window sill in the bedroom has peeling and cracked paint - to be repaired and painted.
- 18. The kitchen floor tiles are cracked - to be replaced.
- 19. There is no cover plate on the kitchen receptacle - to be provided.
- 20. The kitchen cabinets are stained and the cabinet doors are not properly hung - to be repaired and painted.
- 21. The walls around the bathtub are water damaged and ceramic tiles have fallen off - drywall to be replaced with cement board and ceramic tiles to be replaced.
- 22. The bathroom walls and ceiling are stained - to be painted.
- 23. The bathroom floor tiles are cracked - to be replaced.
- 24. The bathroom door is too wide and does not close - door to be repaired or replaced.

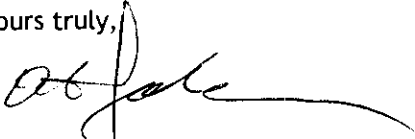
UNIT s.22(1)

- 25. The subfloor in the bathroom is water damaged - to be replaced.
- 26. The kitchen cabinets are not secured to the bulkhead - to be repaired.
- 27. The kitchen drainpipe leaks - to be repaired.

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,

A handwritten signature in black ink, appearing to read 'D.H. Jackson', with a long horizontal flourish extending to the right.

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

RM/MS/ms

cc: Leo Kwok Ho Chen, Secretary
Wall Street Holdings Ltd.
143 Stevens Drive
West Vancouver, BC V7S 1C3

ES

L A N D O

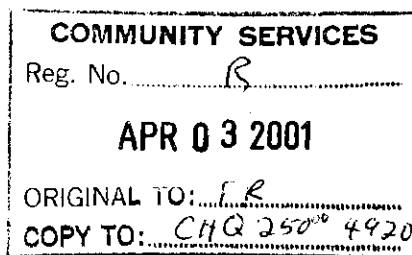
C O M P A N Y

April 2, 2001

File No.: 44177

VIA COURIER

CITY OF VANCOUVER
City Hall
453 West 12th Avenue
Vancouver, British Columbia
V5Y 1V4



Phone: (604) 682-6821

Fax: (604) 662-8293

P.O. Box 11140

Suite 2010

1055 West Georgia Street

Vancouver, B.C.

V6E 3P3

Canada

Attention: Permits & Licenses

Dear Sirs:

Re: Civic Address: 2199 Wall Street, Vancouver, BC
 Legal Description: Lot A Except Part in Explanation Plan 14406, Now Road Brocks 3 and 8
 District Lot 184 Plan 10050
 Current Owner: WALL STREET HOLDINGS LTD.

We are the solicitors for CIBC MORTGAGES INC. who is securing a mortgage against the subject property.

We ask that you kindly provide our office with written confirmation based on your records that the above-captioned building complies with and is not in contravention of any relevant by-laws, statutes, ordinances and regulations and was completed in accordance with the plans and specifications and permits pertaining thereto.

Further would you inform us as to whether, according to your records, there are any outstanding Notices, Orders (re building and work) and Directions or other matters with respect to the above-captioned property. As time is of the essence, would you kindly **FAX** your letter to **662-8293** at your earliest possible convenience.

We enclose herewith our firm's cheque in the sum of \$250.00 representing your fee.

We thank you for you co-operation and we would appreciate your faxing a reply as soon as possible.

Yours very truly,

LANDO & COMPANY
per:

[Signature]
MURRAY A. BRAATEN,
Barrister & Solicitor
/ks
encl.

V44177.CITOFVAN



City of Vancouver



Fire and Rescue Services
Fire Prevention Division
#201 - 456 West Broadway, Vancouver, British Columbia, Canada V5Y 1R3 (604) 873-7595 Fax (604) 873-7872

April 5, 2001

Lando & Company
P.O. Box 11140, Suite 2010
1055 West Georgia Street
Vancouver, B.C.
V6E 3P3

Attention: Murray A. Braaten

Dear Sir/Madam:

Re: 2199 Wall Street, Vancouver, B.C.

A search of our files indicates that there are no orders outstanding as of February 5, 2001.

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.

If you require, a special inspection can be carried out at your request for a fee of \$100.00 per hour.

Yours truly,

A handwritten signature in dark ink, appearing to read 'J. Poole'.

J. Poole
Fire Prevention Inspector

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

5658

EO

L A N D O

C O M P A N Y

April 2, 2001

File No.: 44177

CITY OF VANCOUVER
201 - 456 West Broadway
VANCOUVER BC V5Y 1R3

Attention: Fire Inspector

Dear Sirs:

Re: Civic Address: 2199 Wall Street, Vancouver, BC
Legal Description: Lot A Except Part in Explanation Plan 14406, Now Road Brocks 3 and 8
District Lot 184 Plan 10050
Current Owner: WALL STREET HOLDINGS LTD.

RECEIVED
APR 03 2001
VANCOUVER FIRE & RESCUE
SERVICES
FIRE PREVENTION DIVISION

TF: 111
14
1st: CU KS
LETTER # 1
ENTERED BY: CU

Phone: (604) 682-6821

Fax: (604) 662-8293

P.O. Box 11140

Suite 2010

1055 West Georgia Street

Vancouver, B.C.

V6E 3P3

Canada

We are the solicitors for CIBC MORTGAGES INC. who is securing a mortgage against the subject property.

We ask that you kindly provide our office with written confirmation as to whether, according to your records, there are any outstanding Notices, Orders (re fire) and Directions or other matters with respect to the above-captioned property. As time is of the essence, would you kindly **FAX** your letter to **662-8293** at your earliest possible convenience.

We enclose herewith our firm's cheque in the sum of \$60.00 representing your fee.

We thank you for your co-operation and we would appreciate your faxing a reply as soon as possible.

Yours very truly,

LANDO & COMPANY

per:

MURRAY A. BRAATEN,
Barrister & Solicitor
/ks
encl.

FEB 5/01

44177.CITOFVAN





CITY OF VANCOUVER

COMMUNITY SERVICES

Licensing, Inspections and Enforcement

By-law Enforcement

PLEASE REFER TO:

Mrs. R. Turner

at 873-7111

April 18, 2001

Lando & Company
Barristers & Solicitors
PO Box 11140
#2010 - 1055 West Georgia Street
Vancouver, BC
V6E 3P3

Attention: Murray A. Braaten

Dear Sir:

**Re: 2199 Wall Street
Lot A, Blocks 3 & 8, District Lot 184, Plan 10050
Your File No. 44177**

On April 3, 2001, your request for a file research letter was received by this department. Receipt No. 249084 for the fee of \$250.00 is enclosed.

Requests for Fire Department information should be directed to the Fire Prevention Division at #201 - 456 West Broadway, Vancouver, BC, V5Y 1R3. The fee for this service is \$60.00. 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.

This property is located in the Vancouver DCL Area that requires a Development Cost Levy be applied on new development prior to the issuance of a Building Permit. Exemptions are as follows: alterations to existing buildings where the total square footage is not increased; social housing (subject to meeting certain conditions); buildings containing less than four self-contained residential dwelling units and no other use; and churches exempt from taxation.

Development Permit No. DP42010, issued July 28, 1967 pursuant to the Zoning and Development By-law and a minor amendment thereto, permitted the construction of an apartment building.

Building Permit No. BP39340, 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 28 dwelling units as follows:

basement	- four dwelling units;
main floor	- nine dwelling units;
second floor	- ten dwelling units; and
third floor	- five dwelling units.

The 2001 Business License issued is that of an apartment house at a fee of \$1,288.00.

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

As of this date, our search reveals that the following is outstanding:

Our Inspection Services have reported numerous deficiencies in Unit Nos. 102, 303 and 310, in contravention of the Standards of Maintenance By-law.

An order was sent to the property owners on March 2, 2001 advising them of these deficiencies and to correct them.

A reinspection will be carried out in the near future to determine if further enforcement action will be required.

There are no established building lines or landscape setbacks affecting this property.

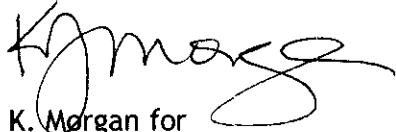
For information on requirements for sewer separation please contact Mr. Bob Postlethwaite or Mr. Peter Schirr at 873-7576 or 873-7889 respectively.

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:

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I trust this is the information you require.

Yours truly,

A handwritten signature in black ink, appearing to read 'K. Morgan', with a large, stylized loop at the end.

K. Morgan for
City Building Inspector
and Chief Building Official

/rt

Encl.

RT -



CITY OF VANCOUVER

COMMUNITY SERVICES

Licensing, Inspections and Enforcement

By-law Enforcement

PLEASE REFER TO:

Mrs. R. Turner

at 873-7111

April 18, 2001

Lando & Company
Barristers & Solicitors
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#2010 - 1055 West Georgia Street
Vancouver, BC
V6E 3P3

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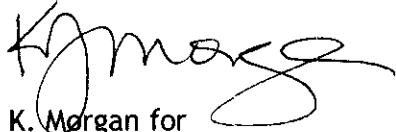
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I trust this is the information you require.

Yours truly,

A handwritten signature in black ink, appearing to read 'K. Morgan', with a large, stylized loop at the end.

K. Morgan for
City Building Inspector
and Chief Building Official

/rt

Encl.

RT.

CITY OF VANCOUVER

08130

COMPLAINT FORM

ADDRESS OF PREMISE INVOLVED: s.22(1) - 2199 Wall St.		DATE: July 20, 2001
OWNER/MGR: JIM s.22(1)	PHONE NUMBER: 254-0063	

NAME OF COMPLAINANT: s.22(1)	
ADDRESS: s.22(1)	PHONE NUMBER: s.22(1)

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

[Signature]
Must be Initialed

NATURE OF COMPLAINT		
<input type="checkbox"/> Z & D By-law	<input checked="" type="checkbox"/> Standards of Maintenance	<input type="checkbox"/> Other
<input type="checkbox"/> Building	<input type="checkbox"/> U/T	
<input type="checkbox"/> Electrical	<input type="checkbox"/> Sign	
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Licenses	
CONFIDENTIAL		
- no Heat at night		
- Tenant Has M.S.		
- Heat supply not working		
FILE COPY		

RECEIVED BY: ucla			
REFERRED TO: Hean for RAY	ROUTE:	YES	NO <input checked="" type="checkbox"/>

**PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT**

IR 354635

Property Address 2199 WALL		Date of Inspection JULY 26, 2001
Name and Address of Property Owner/Agent WALL STREET HOLDINGS LTD		Specifics of Property Address UNIT s.22(1)
Contractor BIS7 GREENLAKE PLACE, BRAY	Number of Storeys 3+B	Permit No.
Contractors Business Address VSA 3NS	Contractors Business License Account No 01-150618	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.
Reason for Inspection COMPLAINT # 08130 - S of M BY-LAW		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.

OPS: INSPECTION OF UNIT **s.22(1)** REVEALED THE FOLLOWING
S of M INFRACTIONS:

- ① PLYWOOD DECKING on BALCONY HAS SEVERAL HOLES AND IS ROTTING (REPLACE PLYWOOD)
- ② COVER ON THERMOSTAT HAS BEEN REMOVED (REPLACE)
- ③ BATHROOM FAUCET LEAKS (REPAIR)
- ④ FLUSH VALVE IN TOILET LEAKS (REPAIR)

REZ: 30 DAY S of M LETTER

Date Report Made JULY 26, 2001	<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] Signature
---------------------------------------	---	--	--

☐ File
☐ Carbon Copy to
☒ Refer to **Martha Spino**
☐
☐
☐ 30 day S of M letter
[Signature]

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

[Signature]



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

PLEASE REFER TO:
Mr. R. Mariani
District Property Use Inspector
at 873-7873
I.R. No. 354635

August 10, 2001

Wall Street Holdings Ltd.
8157 Greenlake Place
Burnaby, BC V5A 3N5

Diary? No Yes ✓
To: DPVI - R. Mariani + L. Cumerlato
Date: Sept 10/01 Init: RM/MS

Dear Sir/Madam:

RE: 2199 Wall Street

On July 26, 2001, our inspection services reported that your building at the above location was in contravention of the Standards of Maintenance By-law.


The following Standards of Maintenance deficiencies were observed:

Unit **s.22(1)**

1. The plywood decking on the balcony is rotting and has holes in it - to be replaced, repaired and refinished.
2. The thermostat cover is missing - to be replaced.
3. There is a faucet in the bathroom hand basin that is leaking - to be repaired.
4. The flush valve in the water closet is leaking - to be repaired.

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,


R. Mariani
District Property Use Inspector

RM/MS/ms

Q:\Correspondence\Standards of Maintenance\2001Archives\08 - August\2199wall.wpd

LICENCE AND INSPECTIONS DEPARTMENT
INSPECTION REPORT

IR 367471

Property Address 2199 WALL		Date of Inspection DEC. 11, 2001	
Name and Address of Property Owner/Agent WALL STREET HOLDINGS LTD		Number of Storeys 3+1B	Permit No.
Contractor @ 8157 GREENLAKE PLACE, BRY		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address VSA 3NS	Contractors Business Licence Account No. 01-180618	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection COMPLAINT - UNTIDY PREMISES			

OBS: INSPECTION REVEALED THE FOLLOWING DISCARDED DEBRIS AT THE REAR OF THIS PROPERTY:

- 5 COUCHES, 8 MATTRESSES, 3 BOX SPRINGS, CHAIR, TELEVISION, END TABLES, CARDBOARD BOXES, NEWSPAPERS, WOOD, DRYWALL, PAINT CANS, PLYWOOD, BBQ FRAME, LITTER AND OTHER DEBRIS

REC: 14 DAY UNTIDY ORDER

Date Report Made DEC. 11, 2001	<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. [Signature] 08 Inspector's Name	[Signature] Signature
--	---	--	---------------------------------------	--------------------------

- ☐ File
☐ Carbon Copy to
☐ Refer to
☐
☐
☐

OFFICE USE

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

[Signature]



CITY OF VANCOUVER

COMMUNITY SERVICES

Licences and Inspections Department

Co-ordinated By-law Enforcement Division

REGISTERED

December 20, 2001

Wall Street Holdings Ltd.
#728 - 650 West 41st Avenue
Vancouver, BC, V5Z 2M9

Dear Sirs:

**RE: 2199 Wall Street
Lot A, Blocks 3 & 8, District Lot 184, Plan 10050 Exc Plan 14406**

On December 11, 2001, our Inspection Services reported that your property at the above location contained considerable amounts of rubbish and discarded materials (ie; couches, mattresses, boxsprings, chair, television, end tables, cardboard boxes, newspapers, wood, drywall, paint cans, plywood, barbeque frame, litter and other debris, 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 remove this accumulation of rubbish and discarded material **on or before January 3, 2002** 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,

P. Teichroeb for
Director

RM/LM/lm

cc: Posted on Site

Wall Street Holdings Ltd., 8157 Greenlake Place, Burnaby, BC, V5A 3N5

(also sent by regular mail)

PLEASE REFER TO:

Mr. M. Twynstra
Manager,
Property Use Branch
at 873-7563
I.R. No. 367471

Dirby? No Yes ✓
To: OPol-Dist-08
Date: Jan 4/02 Init: lm

[illegible]

LICENCE AND INSPECTIONS DEPARTMENT
INSPECTION REPORT

IR 367473

Property Address 2199 WALL		Date of Inspection DEC. 24, 2001	
Name and Address of Property Owner/Agent WALL STREET HOLDINGS LTD		Specifics of Property Address	Permit No.
Contractor 8157 GREENLAKE PLACE, BRY		Number of Storeys 3+1	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.
Contractors Business Address VSA 3NS	Contractors Business Licence Account No. 01-150618	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection POST LEGAL NOTICE - UNLAWY ORDER DATED DEC. 20, 2001			

OBS: AT APPROX. 2:00 P.M. TODAY, I POSTED A LEGAL NOTICE (UNLAWY ORDER DATED DECEMBER 20, 2001) ON THE FRONT DOOR (EAST ELEVATION) OF THIS BUILDING.

REC: FILE

Date Report Made DEC. 24, 2001	<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 OB Signature
---------------------------------------	---	--	---

- ☒ File
- ☐ Carbon Copy to _____
- ☐ Refer to _____
- ☐ _____
- ☐ _____
- ☐ _____

OFFICE USE

- ☐ Recheck by Inspector in _____ days
- ☐ _____ attention in _____ days
- if no _____

L A N D O

C O M P A N Y

April 18, 2002

File No.: 45101

VIA COURIER

CITY OF VANCOUVER
City Hall
453 West 12th Avenue
Vancouver, British Columbia
V5Y 1V4

Attention: Permits & Licenses

COMMUNITY SERVICES
Reg. No. <u>2</u>
APR 18 2002
ORIGINAL TO: <u>FR</u>
COPY TO: <u>4263 P-5.13</u>

Phone: (604) 682-6821

Fax: (604) 662-8293

P.O. Box 11140

Suite 2010

1055 West Georgia Street

Vancouver, B.C.

V6E 3P3

Canada

Dear Sirs:

Re: Civic Address: 2199 Wall Street, Vancouver, BC
Legal Description: Lot A Except Part in Explanation Plan 14406, Now Road Brocks 3 and 8 District Lot 184 Plan 10050
Current Owner: WALL STREET HOLDINGS LTD.

We are the solicitors for the purchaser who is purchasing the subject property.

We ask that you kindly provide our office with written confirmation based on your records that the above-captioned building complies with and is not in contravention of any relevant by-laws, statutes, ordinances and regulations and was completed in accordance with the plans and specifications and permits pertaining thereto.

Further would you inform us as to whether, according to your records, there are any outstanding Notices, Orders (re building and work) and Directions or other matters with respect to the above-captioned property. As time is of the essence, would you kindly **FAX** your letter to **604-662-8293** at your earliest possible convenience.

We enclose herewith our firm's cheque in the sum of \$263.00 representing your fee.

We thank you for your co-operation and we would appreciate your faxing a reply as soon as possible.

Yours very truly,

LANDO & COMPANY
per: 

MURRAY A. BRAATEN,
Barrister & Solicitor
/ks
encl.

45101.CITOFVAN



April 22, 2002

City Of Vancouver
453 West 1st Avenue
Vancouver, B.C V5Y 1V4

To Whom It May Concern:


Re: 2199 Wall Street, Vancouver, B.C

This is to authorize Mr. J Tang to review any blue print or engineering drawing on file for the above property.

Thank you for your attention.

Yours truly,

Wall Street Holdings Ltd. ^N


Rick Lui (604-6182) ✓

JACKSON L. K. TANG, B.B.A.
Investment, Commercial, Industrial

Direct: (604) 691-6680
Office: (604) 683-7535
Fax: (604) 691-6688

GODDARD & SMITH
INTERNATIONAL REALTY INC.
Suite 1150 - 1055 West Georgia St.
Vancouver, B.C. V6E 3P3



I request the City to make copies on my behalf and I agree to hold harmless and indemnify the City of Vancouver in respect of any claim that may arise therefrom. I intend to use these copies for purposes of private study, research, criticism, review or newspaper summary and I understand that any other use may infringe one or more provisions of the copyright act.

MI 414353

INV 284539

018062662

✓ BY PHONE, OK TO OBTAIN COPIES.

✓ to the inquiry

City of Vancouver



Rms

Fire and Rescue Services
Fire Prevention Division
#201 - 456 West Broadway, Vancouver, British Columbia, Canada V5Y 1R3 (604) 873-7595 Fax (604) 873-7872

April 30, 2002

Lando & Company
Box 11140
2010 - 1055 West Georgia Street
Vancouver, B.C.
V6E 3P3

Attention: Murray A. Braaten

Dear Sir/Madam:

Re: 2199 Wall Street, Vancouver, B.C.

We have received an authorization from Wall Street Holdings Ltd. to release the information on outstanding orders against 2199 Wall Street.

A Violation Notice was issued on April 24, 2002. In summary they are:

1. Adjust/repair door hardware.
2. Repair emergency light(s).
3. Repair fire separation.
4. Repair exit door hardware.
5. Provide portable fire extinguisher(s).
6. Provide emergency light(s).
7. Repair fire alarm system.

An inspector will be re-visiting the above address. Should the orders not be complied with by that time, a re-inspection fee of \$100.00 will be charged. If the order is complied with before the Inspector's visit, please notify us by fax at (604)873-7872.

I trust this is the information you require.

Yours truly,

A handwritten signature in black ink, appearing to read 'J. Poole'.

J. Poole
Fire Prevention Inspector

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



Fire and Rescue Services
Fire Prevention Division
#201 - 456 West Broadway, Vancouver, British Columbia, Canada V5Y 1R3 (604) 873-7595 Fax (604) 873-7872

April 29, 2002

Lando & Company
Box 11140
2010 - 1055 West Georgia Street
Vancouver, B.C.
V6E 3P3

Attention: Murray A. Braaten

Dear Sir/Madam:

Re: 2199 Wall Street, Vancouver, B.C.

A search of our files indicates that there are orders outstanding as of last inspection on April 25, 2002. A copy of these orders can be supplied with the owner(s)' permission.

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

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

I trust this is the information you require.

Yours truly,

A handwritten signature in black ink, appearing to be 'J. Poole'.

J. Poole
Fire Prevention Inspector

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

002/002

04/27/02 09:07 804 284 8815

FRIESEN & EPP

002/002

04/28/02 14:50 6048916588

GODDARD SMITH

002/002

04/28/02 13:40 804 284 8815

FRIESEN & EPP

GODDARD & SMITH

002/002

04/28/02 11:23 FAX 604 662 8293

LANDO & COMPANY

002/002

April 26, 2002

VIA FAX 604-873-7872

CITY OF VANCOUVER
201 - 456 West Broadway
VANCOUVER BC V5Y 1R3

Attention: Fire Inspector

Dear Sirs:

Re: Civic Address: 2199 Wall Street, Vancouver, BC
Legal Description: Lot A, except part in Explanatory Plan 14406, now road,
Blocks 3 and 8, District Lot 184, Plan 10050
Registered Owner: WALL STREET HOLDINGS LTD.

I, RICK LUI, being the authorized signatory of the registered owner of the above-noted property, hereby authorize you to release the information requested by Lando & Company dated April 18, 2002, a copy of the said letter is enclosed herewith for your reference.

Thank you for your prompt attention.

Yours very truly,

WALL STREET HOLDINGS LTD.

per:

/s/

16101-AUTH0

L A N D O

C O M P A N Y

RECEIVED

APR 19 2002

Vancouver Fire & Rescue Services
Fire Prevention

Phone: (604) 682-6821

Fax: (604) 662-8293

P.O. Box 11140

Suite 2010

1055 West Georgia Street

Vancouver, B.C.

V6E 3P3

Canada

April 18, 2002

File No.: 45101
VIA COURIER

CITY OF VANCOUVER
201 - 456 West Broadway
VANCOUVER BC V5Y 1R3

Attention: Fire Inspector

Dear Sirs:

Re: Civic Address: 2199 Wall Street, Vancouver, BC
Legal Description: Lot A Except Part in Explanation Plan 14406, Now Road Brocks 3 and 8
District Lot 184 Plan 10050
Current Owner: WALL STREET HOLDINGS LTD.

We are the solicitors for the purchaser who is purchasing the subject property.

We ask that you kindly provide our office with written confirmation as to whether, according to your records, there are any outstanding Notices, Orders (re fire) and Directions or other matters with respect to the above-captioned property. As time is of the essence, would you kindly FAX your letter to **604-662-8293** at your earliest possible convenience.

We enclose herewith our firm's cheque in the sum of \$60.00 representing your fee.

We thank you for your co-operation and we would appreciate your faxing a reply as soon as possible.

Yours very truly,

LANDO & COMPANY

per:

MURRAY A. BRAATEN,
Barrister & Solicitor
/ks
encl.

45101.CITOFVAN

VANCOUVER FIRE & RESCUE SERVICES
FIRE PREVENTION DIVISION

TF: 111
9 FPI: [Signature]
LETTER # 2

ENTERED BY: [Signature]

-- INSPECTION DETAIL/ACTION --

+-----+
 | Business \$APARTMENTS_____ Agcy VFD_____
 | Location 2199_WALL_ST_____ Hall/Dist 14____ Rte Sequence 244000_____
 +-----+

+ INSPECTION DETAIL -----+

| Inspection Date 2002.04.25____ Type 01 Disposition 03____
 | Company 09____ Shift _____ Time Spent ____ Hrs ____ Min
 | Inspector: PIN# 04367 Name KIRK, ALAN_____
 +-----+

+ ACTION -----+

By-Law Code	Description	Notice	Viol Count	# of Days	Due Date	Disp	Disp Date
2120	Adjust/Repr_Door_Hardw	0	1	14	2002.05.09		
2645	Repair_emergency_light	0	2	14	2002.05.09		
2050	Repair_Fire_Separation	0	3	14	2002.05.09		
2620	Repair_exit_door_hardw	0	4	14	2002.05.09		
3270	Provide_portable_extin	0	5	14	2002.05.09		
2640	Provide_emergency_ligh	0	6	14	2002.05.09		

+-----+

2: INSP NARRATIVE 3: NAME 4: HAZARD 5: PERMIT
 6: BLDG CHAR 7: BLDG CAD CHAR 8: BUS CAD CHAR

-- INSPECTION DETAIL/ACTION --

+-----+
 | Business 3APARTMENTS_____ Agcy VFD_____|
 | Location 2199_WALL_ST_____ Hall/Dist 14____ Rte Sequence 244000_____|
 +-----+

+ INSPECTION DETAIL -----+
 | Inspection Date 2002.04.25____ Type 01 Disposition 03_____|
 | Company 09____ Shift _____ Time Spent _____ Hrs ____ Min_____|
 | Inspector: PIN# 04367 Name KIRK, ALAN_____|
 +-----+

+ ACTION -----+
 | By-Law _____ Viol _____ # of _____ Due _____ Disp _____|
 | Code Description Notice Count Days Date Disp Date _____|
 | ~~2050 Repair_Fire_Separation~~ 0 3 14 2002.05.09 _____|
 | ~~2620 Repair_exit_door_hardw~~ 0 4 14 2002.05.09 _____|
 | ~~3270 Provide_portable_extin~~ 0 5 14 2002.05.09 _____|
 | ~~2640 Provide_emergency_ligh~~ 0 6 14 2002.05.09 _____|
 | → 6200 Repair_Fire_Alarm_Syst 0 7 14 2002.05.09 _____|
 | _____ 1 _____|
 +-----+

2: INSP NARRATIVE 3: NAME 4: HAZARD 5: PERMIT
 6: BLDG CHAR 7: BLDG CAD CHAR 8: BUS CAD CHAR
 Record_must_be_entered_or_deleted_first.
 Char Mode: Replace Page 1 Count: *7



CITY OF VANCOUVER

COMMUNITY SERVICES

Licences and Inspections Department

Co-ordinated By-law Enforcement Division

PLEASE REFER TO:

Mrs. R. Turner
at 604-873-7111

May 6, 2002

Lando & Company
Barristers & Solicitors
PO Box 11140
#2010 - 1055 West Georgia Street
Vancouver, BC
V6E 3P3

Attention: Murray A. Braaten

Dear Sir:

Re: 2199 Wall Street
Lot A, Blocks 3 & 8, District Lot 184, Plan 10050
Your File No. 45101

On April 18, 2002, your request for a file research letter was received by this department. Receipt No. 286085 for the fee of \$263.00 is enclosed.

Requests for Fire Department information should be directed to the Fire Prevention Division at #201 - 456 West Broadway, Vancouver, BC, V5Y 1R3. The fee for this service is \$60.00. For further information you may contact their office at 604-873-7595.

The property legally described above is shown as of this date to be located in the RM-3A (Multiple Dwelling) District.

This property is located in the Vancouver DCL Area that requires a Development Cost Levy be applied on new development prior to the issuance of a Building Permit. Exemptions are as follows: alterations to existing buildings where the total square footage is not increased; social housing (subject to meeting certain conditions); buildings containing less than four self-contained residential dwelling units and no other use; and churches exempt from taxation.

Development Permit No. DP42010, issued July 28, 1967 pursuant to the Zoning and Development By-law and a minor amendment thereto, permitted the construction of an apartment building.

Building Permit No. BP39340, 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 28 dwelling units as follows:

basement	- four dwelling units;
main floor	- nine dwelling units;
second floor	- ten dwelling units; and
third floor	- five dwelling units.

The 2002 Business License issued is that of an apartment house at a fee of \$1,316.00. For further License information we suggest you call 604-873-7568.

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 (includes plumbing), Electrical, Standards of Maintenance, Untidy, Sign and Parking By-laws or the Provincial Gas Safety Act and Regulations.

There are no established building lines or landscape setbacks affecting this property.

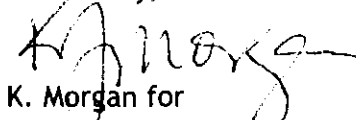
For information on requirements for sewer separation please contact Mr. Bill Duncan at 604-873-7576.

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.

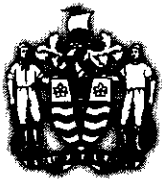
Yours truly,



K. Morgan for
City Building Inspector
and Chief Building Official

/rt
Encl.





CITY OF VANCOUVER
Community Services
Inspections Branch

Property Use Inspection Report

Page 1 of 1

IR Number UI 18467

Date of Inspection (yy/mm/dd) 020926

EN Number EN 005979

Property Address 2199 WALL ST

Specifics of Property Address

Tenant

Number of Storeys

Owner WALL STREET HOLDINGS LTD

Permit Number

Agent

Approved Use of Building/Land APARTMENT

District Zone

Present Use of Building/Land A/A

Business License 02/116276

Reason for Inspection COMPLAINT # 10685

Narrative/Observations

THE REAR PARKING AREA CONTAINS DISCARDED MATERIAL IE; BIKES, STOVE, CHAIRS, BED SPRINGS, CARPET, SCRAP WOOD, FRIDGE, CARDBOARD BOXES AND MISC DEBRIS.

Requirements

UT BYLAW

Recommendations

14 DAY UT CLEAN UP ORDER

Photos Taken? ☐ Yes: ☐ Digital ☒ No
Regular

Date Report Made (yy/mm/dd) September 30,
2002 John Chadwick
Inspector

For Supervisor Use Only

☐ File
☐ Copy to
☒ Refer to RENAE FOSTER - 14 DAY U/T CLEAN UP ORDER TO RO

☐ Recheck by Inspector in _____ days
attention in _____ days
If no _____

LUCIA CUMERLATO

Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES

COMPLAINT FORM

CF 10685

EN 005979

Address of Premise Involved: 2199 WALL ST.	Date: SEPTEMBER 26, 2002
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1)	Phone Number: s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the *Freedom of Information and Protection of Privacy Act*.)

Must be Initialed:

TH

Nature of Complaint:

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

DISCARDED WOOD, APPLIANCES, FURNITURE DUMPED IN REAR YARD AGAINST FENCE AND CAUSING FENCE TO COLLAPSE.

Call Complainant Back: ☐ Yes ☒ No

Call Complainant To Arrange Inspection Time: ☐ Yes ☒ No

Inspector's Comments:

Received By: TOM HAMILTON

Referred To: JOHN CHADWICK



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

REGISTERED

PLEASE REFER TO:

Mr. M. Twynstra Manager,
Property Use Branch
at 873-7563
I.R. No. UI 18467

October 1, 2002

Wall Street Holdings Ltd
6626 Angus Drive
Vancouver, BC V6P 5H9

Dear Sir/Madam:

**RE: 2199 Wall Street
Lot A Blocks 3 & 8 District Lot 184 Plan 10050**

On September 26, 2002, our Inspection Services reported that your property at the above location contained considerable amounts of rubbish and discarded materials (bikes, stove, chairs, bed springs, carpet, wood, fridge, cardboard boxes, 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 remove this accumulation of rubbish and discarded material (bikes, stove, chairs, bed springs, carpet, wood, fridge, cardboard boxes, etc.) on or before October 15, 2002 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,

P. Teichroeb
Director

JC/rf

cc: Posted on Site
Wall Street Holdings Ltd, 8157 Greenlake Place, Burnaby, BC, V5A 3N5

Diary? No ☐ Yes ☒
To: PUE
Date: 09/16/02 Ini: rn
C 0005979

(also sent by regular mail)

2002/10/01 09.56.18 <= Permits PRISM Properties => City of Vancouver
PSA550.00 PSP150X Property Tax Inquiry
Address: 2199 WALL Co-ordinate: 255-570-11-0000

Lot code	: 2 AREA (SQUARE FEET)	Neighbourhood code	: 014
Width	:	Postal code	: V5L 1B3
Length	:	Zone code	:
Area	: 13,107.80	Record status	: ACTIVE

Land value	: \$829,000 (2002)	Plan number	:
Impr value	: \$359,000 (2002)	Homeowner grant	: No

Number of owners: 1	Legal description:
WALL STREET HOLDINGS LTD	Lot Block Sect Town Ra Plan DL LD
8157 GREENLAKE PL	LOT A BLKS 3 & 8 DL 184 PLN 10050
BURNABY BC	EX PLN 14406
V5A 3N5	

F1=Help F2=Print F12=Return F13=Additional owners

Name: WALL STREET HOLDINGS LTD.

5145: 299 WALL ST

Officer Name: KUI-KI PAU
Position: PRESIDENT
Address: 8157 GREENLAKE PL
BURNABY BC
V5A 3N5

[illegible]

CITY OF VANCOUVER

06831

COMPLAINT FORM

ADDRESS OF PREMISE INVOLVED: 2199 W 4th St		DATE: 04 01 07
OWNER/MGR.	PHONE NUMBER:	

NAME OF COMPLAINANT: s.22(1)	
ADDRESS:	PHONE NUMBER s.22(1)

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

Must be Initialed

NATURE OF COMPLAINT		
<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	
<p>COMPLAINANT ADVOKES THAT THREE SINGLE CONDUCTORS THAT ARE THE BCNPA SERVICE DROP PASS THROUGH THE BARS OF AN ALUMINUM RAIL BEFORE TERMINATING AT THE CUSTOMER'S SERVICE WEATHER- HEAD</p>		

RECEIVED BY: <i>Alol</i>		
REFERRED TO: <i>DEI</i>	ROUTE: <u>YES</u> <input checked="" type="checkbox"/>	<u>NO</u> <input type="checkbox"/>


**CERTIFICATE OF
ELECTRICAL INSPECTION**
02726

PERMIT NUMBER EL
IA
DATE <u>04</u> / <u>01</u> / <u>08</u> 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 CP # 06831				ADDRESS 2199 Wall 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 Complaint				SPECIFICS			
ITEM		ACC	REJ	INSPECTOR: Greg Maxwell			
1.	SERVICE V A Ph			OFFICE HOURS: B30-915			
2.	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			PHONE # 873-7601			
3.	GROUNDING			INSPECTOR Greg Maxwell 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)						

THE FOLLOWING DEFICIENCIES SHALL BE RECTIFIED BEFORE: YY MM DD
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. #
	Remove metal railing surrounding electrical service as per BC Hydro's request to OEC-6-116(a) or Re-locate service to acceptable location. SEND 30 Day letter.	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File ✓
Referred GG
Supervisor [Signature]

DO NOT REMOVE OR DESTROY THIS CERTIFICATE



CITY OF VANCOUVER
COMMUNITY SERVICES

COMPLAINT FORM

C 4661
EN 025937

Address of Premise Involved: 2199 WALL ST.	Date: July 7/05
Owner/Manager: WALL ST. HOLDINGS Ltd	Phone Number:

Name of Complainant: s.22(1)	
Address: NEIGHBOUR.	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: S.
--	--------------------------

Nature of Complaint:	
<input type="checkbox"/> Z&D By-law	<input type="checkbox"/> Building
<input type="checkbox"/> Electrical	<input type="checkbox"/> Plumbing
<input type="checkbox"/> Standards of Maintenance	
<input checked="" type="checkbox"/> NUI/T	<input type="checkbox"/> Sign
<input type="checkbox"/> Licences	<input type="checkbox"/> Other
DOMESTIC REFUSE IN YARDS.	
CONFIDENTIAL	
FILE COPY	
Call Complainant Back:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Call Complainant To Arrange Inspection Time:	<input type="checkbox"/> Yes <input type="checkbox"/> No

Received By: SMK.	
Referred To: SMK (Dist 08)	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

LICENCE AND INSPECTIONS DEPARTMENT
L&I INSPECTION REPORT

IR 375847

Property Address 2199 WALL ST.		Date of Inspection July 7/05	
Name and Address of Property Owner/Agent WALL STREET HOLDINGS.		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> ART BLDG	
Contractors Business Address	Contractors Business Licence Account No 05-130572	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection COMPLAINT # 4661		UT.	

INSPECTION SHOWED R/Y TO CONTAIN
 3 FRIDGES, 3 STOVES, 2 MATTRESSES,
 1 BOX SPRING, USED CARPETING, TILES
 & MISC LITEN.

I SPOKE WITH R/O GOODY SINGH
 (604) 263-9072 WHO SAID HE WILL
 ARRANGE REMOVAL OF REFUSE + DEBRIS,
 WITHIN ONE WEEK.

REC: DIARY RUI TO RETURN 7 DAYS.

Date Report Made July 8/05	<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	E. KELLAND Property Use Insp. - Dist. No. Inspector's Name	Signature
-------------------------------	---	--	---	-----------

- ☐ File _____
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

☒ Recheck by Inspector in 7 days
☐ _____ attention in _____ days
 if no _____

E

LICENCE AND INSPECTIONS DEPARTMENT
L&I INSPECTION REPORT

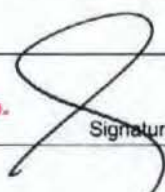
IR 374685

Property Address 2189 WALL		Date of Inspection July 15/05	
Name and Address of Property Owner/Agent WALL STREET HOLDINGS		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APT HSE	
Contractors Business Address	Contractors Business Licence Account No. 05-130572	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection RECHECK UT		NOT IR 375847	

INSPECTION SHOWED R/Y HAS BEEN
 CLEARED OF USED FURNITURE.

VIOLATION CLEAR.

REC: FUE.

Date Report Made July 15/05	<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	SL KELLAND Property Use Insp. - Dist. No. Inspector's Name	Signature 
---------------------------------------	---	--	---	--

☒ File **SL**

☐ Carbon Copy to _____

☐ Refer to _____

☐ _____

☐ _____

☐ _____

OFFICE USE

☐ Recheck by Inspector in _____ days

☐ _____ attention in _____ days

if no _____

SL

E



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

700-30

503982

PERMIT NUMBER	EL	REQUIRED
IA		
DATE	05/08/31	

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 DANIEL MANNING/MANNING AT 2199 WALL ST 3RD 404				ADDRESS 2199 WALL 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 COMPLAINT				SPECIFICS STE 307			
INSPECTOR Loris Bidese				OFFICE HOURS 8:30-9:15 1:00-1:45			
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.

ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
	- Smoke Alarm missing	
	- LIGHTING JOB. IS OPEN IN KITCHEN. FIXTURE OR COVER REQUIRED	
	- FUSE RESTRICTORS ARE REQUIRED FOR OVERSIZED FUSES	
	- A DECLARATION FROM AN ELECTRICAL CONTRACTOR WILL BE REQUIRED FOR REPAIRS MADE	
	* PLEASE SEND 30 DAY LETTER.	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File
Referred
Supervisor

POUNTO
QUINCY GARD
ALC

700-30

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

Lic & Insp - C004 (Revised Feb 2005)



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

PLEASE REFER TO:

L. Bidese
District Electrical Inspector
Electrical Inspections Branch
at 604.873.7016
8:30 -9:15 AM
I.R. No. 503982/EN No. 027133

September 2, 2005

Wall Street Holdings Ltd.
6626 Angus Street
Vancouver, BC
V6P 5H9

Dear Sir/Madam:

RE: 2199 Wall Street

Following inspection, it has been determined that portions of the electrical system in the building at the above location do not comply with the requirements of the Electrical By-law.

The following deficiencies have been noted and must be rectified:

1. Remove metal railing surrounding the electrical service. (CEC Rule 6-116(a))
(Requested by B.C. Hydro)
2. **Unit** s 22(1)
 - replace smoke alarm.
 - the lighting junction box is open in the kitchen - provide fixture or cover.
 - fuse restrictors are required for oversized fuses.

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

In accordance with the Electrical By-law and to avoid further action, a licensed electrical contractor must obtain the required permit and correct the above deficiencies **within 30 days of the date of this letter.**

Yours truly,

L. Bidese
District Electrical Inspector

Q:\Correspondence\Electrical\2005Archives\09 - September\2199wall.doc

LB/gg

Copy: J. McMahon, Supervisor, Field Operations

RED LABEL fields are MANDATORY

BLUE LABEL fields are OPTIONAL

KHAKI LABEL fields will be CLEARED on Completion

Trouble Order #: P3849751.A		Distribution Trouble and Outage Report			
CALL	Location: 2199 WALL ST	# Person Initial: 1	# Person Total: 1		
	Reason(1): Grow Op	Call Date: 2006/05/07	Call Time: 03:42		
	Reason(2): [None]	En route Date: 2006/05/07	En route Time: 04:15		
	Reason(3): [None]	On Site Date: 2006/05/07	On Site Time: 04:45		
	Reason(4): [None]	Priority: 3	GWO:		
	Reason(5): [None]	District: Vancouver/Burnaby	Municipality: VAN		
System Resp: Customer	Substation: MUR	Circuit: 1269	Postal Code: V5L		
CAUSE	Outage Type: [BLANK]	Weather: [None]	Trouble Cause: [None]		
	Comments: GROW OP REMOVED MTR 648221 B283 OUT RDGIS 92166 KWH NO REC WITHOUT ELECTRICAL INSPECTION MANAGER PROVIDED ACCESS TO s.22(1) AND ER. // CC CITY INSPC, ESCC, RC, SECURITY // JM				
Trouble Point	Trouble Point Location: 204-2199 WALL ST VANCOUVER V5L1B3				
	Construction: [None]	Trouble Point Type: [None]	Trouble Point Voltage: [None]		
Outage Point	Outage Point Location: 103 - 2199 WALL ST				
	# Phases: [None]	Outage Point Type: OTHER	Fuse Old: Fuse New: #Planned Out		
Restoration Steps	Off Date: (1) 2006/05/07	Off Time: 03:42	On Date: yyyy/mm/dd	On Time: hh:mm	#Customer: 0
	(2) yyyy/mm/dd	hh:mm	yyyy/mm/dd	hh:mm	
	(3) yyyy/mm/dd	hh:mm	yyyy/mm/dd	hh:mm	
	Coordination: [None]		Repairs: [None]	Refer to:	
Damage	Damaged Component(1): [None]	(2): [None]	(3): [None]	(4): [None]	
	Damaged Component(5): [None]	(6): [None]	(7): [None]	(8): [None]	
	Damaged Component(9): [None]	(10): [None]			
	Tfmsr Damaged: (1) KVA: [None]	Manufacturer: [None]	Serial#:		
	Tfmsr Damaged: (2) KVA: [None]	Manufacturer: [None]	Serial#:		
	Tfmsr Damaged: (3) KVA: [None]	Manufacturer: [None]	Serial#:		

CICS Id: JM



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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mrs. C. Cranton
By-law Administration Branch
at 604.871.6231
EN 031650

May 11, 2006

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

Diary: No ☒ Yes ☐

To:

Date: Init:

EN #: 031650

Dear Sirs:

RE: **s.22(1)** 2199 Wall Street - Disconnection of Electrical Services
Lot A, Blocks 3 & 8, District Lot 184, Plan 10050

This is directed to you as the Registered owner of the above property for your information and appropriate action.

We recently received notice from BC Hydro that they have disconnected the electrical service to your building as a result of hydro being diverted for an illegal grow operation. The inspection revealed that the electrical wiring within the building was modified to accommodate the grow operation resulting in a hazardous condition. In addition, the gas service to your building will be locked off pursuant to Section 18 of the Safety Standards Act. Because of the above, the building is **NOT SAFE TO OCCUPY**.

Therefore, in accordance with Article 1A.6.1.2 of the Vancouver Building By-law, you are ordered to cease occupying this building immediately.

Further, pursuant to the Vancouver Building and Electrical By-laws and the Provincial Safety Standards Act and Regulations, **THIS BUILDING MAY NOT BE RE-OCCUPIED** until a coordinated Special Inspection has been carried out by the District Building, Plumbing, Electrical and Property Use Inspectors. A Special Inspection Permit must be obtained for this inspection. The current fee for this permit is \$900.00. It should be noted that the Special Inspection Permit will only be issued to the Registered Owner of the property or the Agent acting for the owner. Also, the Registered owner will be required to show identification. In the case of an Agent acting for the owner, a letter (original copy) is required from the owner confirming the Agent is acting on his/her behalf. The Agent will be required to show identification.

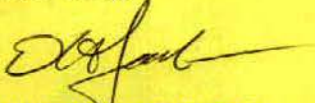
NOTE: All materials used in connection with the grow operation MUST BE REMOVED from the building before the inspection will be carried out. However, no repairs, painting or interior demolition work may commence until after the inspection has taken place and you have received written notification of the required repairs. The fee for a Re-occupancy Permit is \$112.00.

NOTE: On June 22, 2004, City Council approved collection of a service charge of \$1,700.00 for the disconnection and dismantling of marijuana grow operations. Accordingly, this charge has been added to the tax roll for your property and will be subject to further penalties and/or interest as provided under Property Tax By-laws.

NOTE: As the power has been disconnected in your building, sumps with pumps will not operate which may cause flooding. If this is the case, it might be advisable to obtain a temporary generator for the pump.

Following the inspection, you will receive written notice of deficiencies that must be corrected prior to re-occupancy of this building.

Yours truly,



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

CC/cc

Copy: Posted on Building



CITY OF VANCOUVER
DEPARTMENT OF PERMITS & LICENSES

LEGAL NOTICE

**NOT SAFE
TO OCCUPY**

Date Posted: May 11/06

The work in connection with The Illegal Grow OP At
2199 Wall St
s.22(1)

does not conform to the regulations of the 8057 Building By-Laws
5563 Electrical

You are hereby ordered that such building or designated part shall NOT BE OCCUPIED until the building conforms to the requirements of said By-Law.

CITY BUILDING INSPECTOR

Per: [Signature]

No person shall reverse, alter, deface, cover, remove or in any way tamper with this Notice unless authorized by the Building Inspector.

RED LABEL fields are MANDATORY

BLUE LABEL fields are OPTIONAL

KHAKI LABEL fields will be CLEARED on Completion

Trouble Order #: P3849751.A		Distribution Trouble and Outage Report			
CALL	Location: 2199 WALL ST	# Person Initial: 1	# Person Total: 1		
	Reason(1): Grow Op	Call Date: 2006/05/07	Call Time: 03:42		
	Reason(2): [None]	En route Date: 2006/05/07	En route Time: 04:15		
	Reason(3): [None]	On Site Date: 2006/05/07	On Site Time: 04:45		
	Reason(4): [None]	Priority: 3	GWO: 		
	Reason(5): [None]	District: Vancouver/Burnaby	Municipality: VAN		
System Resp: Customer	Substation: MUR	Circuit: 1269	Postal Code: V5L		
CAUSE	Outage Type: [BLANK]	Weather: [None]	Trouble Cause: [None]		
	Comments: GROW OP REMOVED MTR 648221 B263 OUT RDGIS 92166 KWH NO REC WITHOUT ELECTRICAL INSPECTION MANAGER PROVIDED ACCESS TCS.22(1) AND ER. // CC CITY INSPC, ESCC, RC, SECURITY // JM				
Trouble Point	Trouble Point Location: 204-2199 WALL ST VANCOUVER V5L1B3				
	Construction: [None]	Trouble Point Type: [None]	Trouble Point Voltage: [None]		
Outage Point	Outage Point Location: 103 - 2199 WALL ST				
	# Phases: 	Outage Point Type: OTHER	# Planned Out: 		
Restoration Steps	Off Date: (1) 2006/05/07	Off Time: 03:42	On Date: yyyy/mm/dd	On Time: hh:mm	#Customer: 0
	(2) yyyy/mm/dd	hh:mm	yyyy/mm/dd	hh:mm	
	(3) yyyy/mm/dd	hh:mm	yyyy/mm/dd	hh:mm	
	Coordination: [None]		Repairs: [None]	Refer to: 	
Damage	Damaged Component(1): [None]	(2): [None]	(3): [None]	(4): [None]	
	Damaged Component(5): [None]	(6): [None]	(7): [None]	(8): [None]	
	Damaged Component(9): [None]	(10): [None]			
	Tfmsr Damaged: (1) KVA: 	Manufacturer: [None]	Serial#: 		
	Tfmsr Damaged: (2) KVA: 	Manufacturer: [None]	Serial#: 		
	Tfmsr Damaged: (3) KVA: 	Manufacturer: [None]	Serial#: 		

CICS Id: JM

2006/05/11 09.34.57

PSA550.00 PSP150X

Address: 2199 WALL

<= Permits PRISM Properties =>

Property Tax Inquiry

City of Vancouver

Co-ordinate: 255-570-11-0000

Lot code : 2 AREA (SQUARE FEET)
Width :
Length :
Area : 13,107.80

Neighbourhood code : 014
Postal code : V5L 1B3
Zone code :
Record status : ACTIVE

Land value : \$1,064,667 (2006)
Impr value : \$383,000 (2006)

Plan number :
Homeowner grant : No

Number of owners: 1
WALL STREET HOLDINGS LTD

6626 ANGUS DR
VANCOUVER BC
V6P 5H9

Legal description:
Lot Block Sect Town Ra Plan DL LD
LOT A BLKS 3 & 8 DL 184 PLN 10050
EX PLN 14406

ENO31650

F1=Help F2=Print F12=Return

F13=Additional owners



BC Company Summary

For

WALL STREET HOLDINGS LTD.

Date and Time of Search: May 11, 2006 09:47 AM Pacific Time
Currency Date: March 10, 2006

ACTIVE

Incorporation Number:	BC0421559	
Name of Company:	WALL STREET HOLDINGS LTD.	
Recognition Date:	Incorporated on March 03, 1992	In Liquidation: No
Last Annual Report Filed:	March 03, 2004	Receiver: No

REGISTERED OFFICE INFORMATION

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

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

RECORDS OFFICE INFORMATION

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

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

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SAHOTA, PARKASH

Mailing Address:
6626 ANGUS DRIVE
VANCOUVER BC V6P5H9

Delivery Address:
6626 ANGUS DRIVE
VANCOUVER BC V6P5H9

OFFICER INFORMATION AS AT March 03, 2004

Last Name, First Name, Middle Name:

SAHOTA, PARKASH

Office(s) Held: (President, Secretary)

Mailing Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P5H9

Delivery Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P5H9



Note: To be submitted with the application for a Building Permit

Page 1 of 2

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

30 June 2006.
Date (Month Day Year)

JA407102

Dear Sir:

RE: Property Address 2199 WALL STREET. VANCOUVER B.C.
Building Permit Application No. _____

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:
 - i. ☐ That I am the owner of the above property, or
 - ii. ☐ I am specifically authorized by the owner to sign this Owner's Undertaking on his behalf and bind the owner to this Owner's Undertaking, or
- (b) If a corporation is the owner of the property,
That WALL STREET HOLDINGS LTD 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 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. 2199 WALL STREET VANCOUVER B.C.

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 30 day of JUNE, 2006.
(Day) (Month) (Year)

1. Where owner is an individual:

Signed, sealed and delivered in the presence of:

Owner's Signature _____

Witness's Signature _____

Owner's Name _____
(PRINT)Witness's Name _____
(PRINT)

Witness's Address _____

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation WALL STREET HOLDINGS LTD.

Per:

Authorized Signatory [Signature]

Witness's Signature _____

Name GURDYAL SAHOTA
(PRINT)Witness's Name _____
(PRINT)

Witness's Address _____

3. Where owner is a partnership:

Signed, sealed and delivered in the presence of:

Name of Partnership _____

Per

Authorized Signatory _____

Witness's Signature _____

Name _____
(PRINT)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.



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

07 10 2006
Date (Month Day Year)

Dear Sir:

RE: Property Address 2199 WALL ST. VAN. B.C.
Building Permit Application No. BU 436562

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:
 - i. ☒ That I am the owner of the above property, or
 - ii. ☐ I am specifically authorized by the owner to sign this Owner's Undertaking on his behalf and bind the owner to this Owner's Undertaking, 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 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. 2199 WALL ST. VAN. B.C.

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 10 day of 07, 2006
(Day) (Month) (Year)

1. Where owner is an individual:

Owner's Signature [Signature]
Owner's Name GUARDIAL S. Sahota
(PRINT)

Signed, sealed and delivered in the presence of:

Witness's Signature [Signature]
Witness's Name GURCHARAN S. TOOR
(PRINT)
Witness's Address s.22(1)
VAN. B.C.

2. Where owner is a corporation:

Name of Corporation _____

Per:

Authorized Signatory _____
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.

CANADA
PROVINCE OF BRITISH COLUMBIA

BU436562

NUMBER

421559



Province of British Columbia

Ministry of Finance and Corporate Relations

REGISTRAR OF COMPANIES

COMPANY ACT

CERTIFICATE OF INCORPORATION

I HEREBY CERTIFY THAT

WALL STREET HOLDINGS LTD.

HAS THIS DAY BEEN INCORPORATED UNDER THE COMPANY ACT

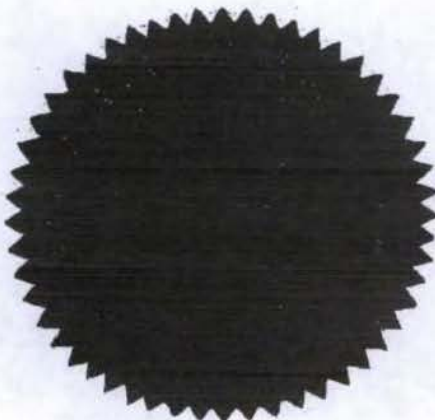
GIVEN, UNDER MY HAND AND SEAL OF OFFICE

AT VICTORIA, BRITISH COLUMBIA

THIS 3RD DAY OF MARCH, 1992

A handwritten signature in cursive script, appearing to read "David W. Boyd".

DAVID W. BOYD
REGISTRAR OF COMPANIES



I am the owner
and signing
officer of
this corporation
H. S. Sahota



CITY OF VANCOUVER

COMMUNITY SERVICES
Development Services
Enquiry Centre

GROW-OP AGENT FOR OWNER

IA:

407102

AGENT FOR OWNER'S AUTHORIZATION

DATE:

July 12, 2006

RE:

2199 Wall St -

s.22(1)

(address of building)

I,

Nicholas Lizotte

(print name)

have permission from the

Registered owner

GURDYAL SAHOTA

to

(print owner's name)

authorize a special inspection to be carried out by Building, Plumbing, Electrical and Property Use Inspectors to determine By-law requirements in order for this building to be re-occupied.

Signature of Authorized
Applicant:

Nicholas Lizotte

Name (please print):

Nicholas Lizotte

Address:

s.22(1)

2199 wall st.

City:

VANCOUVER

B.C

Postal Code:

V5L 1B3

Phone No.:

778 828 0821

Cell No.:

604 288-5862

Driver's License No.:

s.22(1)

Wall Management

1-2184 Wall street, Vancouver, BC, V5L 1B5 Tel: **604-288-1418**

JA407102

To whom it may concern

June 30, 2006

RE: s.22(1) -2199 Wall Street, Vancouver BC

This is to confirm Nicholas Lizotte will acting behalf the Landlord for the permit and work necessary to re-open the suite s.22(1) 2199 wall street.





CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

IA 407102		
DATE	06 / 07 / 19	
	YY	MM DD

0899

CERTIFICATE OF ELECTRICAL INSPECTION FOR GROW OPERATIONS

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

OWNER/AGENT	NICHOLAS LIOTTE	ADDRESS	2199 WALL ST.
ADDRESS		SPECIFICS	s.22(1)
PHONE NUMBER	778-828-0821	INSPECTOR INITIALS	MS
PHONE # (604) 873-7485	FAX # (604) 873-7100	INSPECTORS NAME	MIKE SHANNON
		OFFICE HOURS	830 AM / PM 915

ITEM	APPLICABLE ELECTRICAL BY-LAW REQUIREMENTS	REQ'D	ITEM	APPLICABLE ELECTRICAL BY-LAW REQUIREMENTS	REQ'D
1	Install a new electrical panel in an acceptable location per CEC 6-206, 6-208 and BC Hydro regulations		13	Furnace switch and circuitry must comply per CEC 26-806	
2	Panel directory to be completed and accurate CEC 2-100(3)	✓	14	At least one branch circuit required for receptacles in laundry room or area per CEC 26-710(e)(ii)	
3	Install new system grounding and equipment bonding per CEC 10-204, 10-406 2(a)		15	All open bulbs below 2.1 meters are to be caged per CEC 30-314	
4	Any electrical wiring and equipment associated with grow op to be removed entirely		16	Switches in washrooms to be out of reach of tub/shower per CEC 30-322(3)	
5	Remove all extension cords used as permanent wiring per CEC 4-010(3)(a)		17	120 V hard wired interconnected smoke alarms required per CEC 32-110 and VBBL 9.10.18.21(a)	✓
6	Replace all unsafe, or damaged electrical equipment per CEC 2-300		18	3-way switching is required on interior stairs per CEC 30-504(2) and VBBL 9.34.2.3	
7	All receptacles and switches must have cover plates per CEC 12-3004, 12-3006	✓	19	Unacceptable range hood wiring must be corrected per CEC 2-108	
8	All NMD below 1.5 meters is to be mechanically protected per CEC 12-518		20	Remove range receptacle, hood fan, and associated wiring as per VBBL	
9	Rewire or replace all ungrounded receptacles with GFCI per CEC 26-700 8(b)	✓	21	Licensed electrical contractor to obtain permit prior to making corrections	✓
10	GFCI protected receptacles are required in washrooms and outdoors per CEC 26-700(11), 26-714(b)	✓	22	Electrical contractor to safety check system prior to energizing and to make necessary corrections	✓
11	Minimum of 2 split kitchen counter receptacles are required per CEC 26-722(b)		23	Electrical system to be tested with generator in the presence of district Electrical Inspector	✓
12	The refrigerator receptacle must be supplied by a separate circuit per CEC 26-7121(d)(i), CEC 26-720(a)		24	BC Hydro connection may be requested upon completion of outstanding items identified by all Inspection Groups	✓

ADDITIONAL REMARKS

INSTALL A NEW ELECTRICAL PANEL WITH A MAIN DISCONNECT.
WASHROOM REQ. A GFCI PROTECTED RECEPTACLE.
SMOKE ALARM TO BE REPLACED

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File _____
Referred _____
Supervisor _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

L&I E001



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department
Property Use Branch

CERTIFICATE OF INSPECTION FOR GROW OPERATIONS (Property Use) CI No. 2620

Property Address: 2199 Wall	Date: July 19/06
Specifics: s.22(1)	Storeys:
Approved Use: mod. multiple dwellg Zone: RM-3A	Present Use: AH 28 units
Name/Address Property Owner/Agent: WALL STREET HOLDINGS LTD. NIC HOLAS LIZOTTE	IA#: 407102 EN#: 033028

BY-LAWS

DEFICIENCIES TO BE RECTIFIED BEFORE OCCUPANCY IS PERMITTED

✓

Untidy Premises	By-law No. 4548
Debris	OK
Overgrowth	OK

Standards of Maintenance	By-law No. 5462
Exterior	OK
Interior	repair all holes in floors, walls & ceilings paint interior clean carpets. replace - repair counter tops Kitchen + bathroom. clean cabinets replace bedroom door.

Zoning and Development	By-law No. 3575
Occupancy	1 DU
Other	re-occupancy permit is reqd.

License	By-law No. 4450
License #	B/L is required for rental. 06-113130.pd.
mod.	NO.

Permits Required: ☐ Development ☐ Secondary Suite ☐ Other District Inspector

Route To: ☐ File ☒ Bylaw Admin ☐ Other

PLANS ON FILE

506-4248 Supervisor

E

Pam Kusilbeck
Z. Amadio



SPECIAL INSPECTION FOR
RE-OCCUPANCY OF GROW
OPERATIONS CI 8812

Property Address: 2199 Wall St.	Date: July 19, 2006.
Specifics: Suit # s.22(1)	Storeys: 3
Approved Use: Multi family	Present Use: approved.
Name/Address Property Owner/Agent:	IA#: 407102.
Nicholas Lizotte	

Hydro Connected ☐ Y ☐ N BC Gas Locked Off ☐ Y ☐ N

Exterior		Y	N	Description/Location
Hand Rails	Acceptable	/		
Guard Rails	Acceptable	/		
Stairs	Acceptable	/		

Y	N	Following deficiencies / to be rectified before occupancy is permitted
		Stairs to comply with Subsection 9.8.3
		Guard rails to comply with Subsection 9.8.8
		Hard wire smoke alarm to comply with Subsection 9.10.18
		Missing insulation to be repaired as per Subsection 9.25.2
		Insulation to be mechanically protected as per Subsection 9.25.23
		Deadbolt locks to comply with Article 9.6.8.3 and Article 3.3.1.12
		Hot water tank to be restrained as per Subsection 9.31.63
		Windows to be repaired as per Subsection 9.7.2
/		Interior walls to be repaired as per Section 9.29
		Hand rails to be installed as per Subsection 9.8.7
		Remove or legalize unauthorized kitchen

- 1 adjust entry door closure.
- 2 repair ceiling as required Fire separation.
- 3 repair interior partition wall.
- 4 remove bedroom door seal (weather strip)
- 5 replace bedroom door.

Building Permit Required ☒ Y ☐ N Plans Required ☐ Y ☒ N Grow Op Building Inspector A. Castata

Refer To: Supervisor:



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department
Plumbing and Gas Branch

CERTIFICATE OF INSPECTION FOR GROW OPERATIONS (Plumbing/Gas) CI № 2018

Property Address: 2199 WALL ST	Date: JULY 19, 2006
Specifics: UNIT # S.22(1)	Storeys: 3
Approved Use: MFD	Present Use: MFD
Name/Address Property Owner/Agent: NICHOLAS LIZOTTE	IA#: 407102

Plumbing	OK	REJ	Description/Location
T&P Valve			
Vacuum Relief			
Drains/Vents		X	CONFIRM.
Fixtures		X	ENSURE FIXTURES IN PROPER SAFE
+ SANITARY CONDITION. REPAIR WALL IN			
SHOWER/TUB.			

Gas	OK	REJ	Description/Location
Gas Piping			N/A
Comb/Vent Air			
Air Test			
Appliances			
In Safe Condition			Meter Locked Off Y <input type="checkbox"/> N <input type="checkbox"/> Power Disconnected Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Building Vacant Y <input type="checkbox"/> N <input checked="" type="checkbox"/>

Sprinkler
<input type="checkbox"/> Special Sprinkler Permit required to verify safe operation of sprinkler system
N/A

The following deficiencies / are to be rectified before occupancy is permitted	
<input type="checkbox"/> Repair Chimney and Flue	<input type="checkbox"/> Licensed Contractor to Clean and Service Furnace/Boiler
<input type="checkbox"/> Supply Passive Combustion Air to Central Heating Appliance	<input type="checkbox"/> Gas Test Certificate Required
<input type="checkbox"/> Seismically Restrain Water Heater	<input type="checkbox"/> Pipe Water Heater T&P Relief Valve Drain to a Safe Location
Install:	In Accordance With <input checked="" type="checkbox"/> Plumbing By-law <input type="checkbox"/> Gas Code
ALL NOTED DEFICIENCIES.	

LICENCE AND INSPECTIONS DEPARTMENT
INSPECTION REPORT

IR 369591

EN033028.

Property Address 2199 Wall		Specifics of Property Address s.22(1)	Date of Inspection July 19/06
Name and Address of Property Owner/Agent Nicholas Lizotte		Number of Storeys	Permit No. 407102
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Apartment house	
Contractors Business Address	Contractors Business Licence Account No. RM-3A	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Apartment house	
Reason for Inspection Grow Operation.			

Met with Adrian Cashato Bldg.
Mike Shannon Elec.
Bill Seifert Plmg.

s.22(1) Kit 1-2 comp hang hooker, BR, LR, 13 piece bath.

rectify as per CI 2620.

see. refer to correspondence branch for A/A. - FILE

Date Report Made July 19/06	<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 PKiselbach	Signature
--------------------------------	---	--	--------------------------------	-----------

OFFICE USE

- ☒ File
☐ Carbon Copy to
☐ Refer to
☐
☐
☐

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no

[Signature]

E



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

PLEASE REFER TO:
Mr. E. Neufeld
Manager,
Building Inspections Branch
at 604.873.7560

July 25, 2006

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

Dear Sir/Madam:

RE: 2199 Wall Street (No. 204) – Special Inspection No. IA407102

The results of our co-ordinated inspection of Unit **522/11** at the above location to determine the by-law requirements for re-occupancy are as follows:

Building By law:

1. See attached Certificate of Inspection (Building) #2620 for deficiencies and required work.

Plumbing\Gas By law:

Plumbing

1. See attached Certificate of Inspection (Plumbing/Gas) #2018 for deficiencies and required work.

Note that a licensed plumbing contractor must obtain a permit to correct the plumbing deficiencies.

Electrical By law:

1. See attached Certificate of Electrical Inspection #0899 for deficiencies and required work.

Note that a licensed electrical contractor must obtain a permit to correct the electrical deficiencies and the smoke alarms. Re-connection of electrical services will not be approved by this department until confirmation has been received that all by-law violations in Unit No. 204 have been corrected.

Standards of Maintenance By law:

Q:\Correspondence\Grow Ops\2006Archives\07 - July\2nd Grow-op Letter\2199wall.doc

1. See attached Certificate of Inspection (Property Use) #2620 for deficiencies and required work.

License By law:

Our records indicate 06-113130 has been issued for a 28 dwelling unit apartment house.

Other requirements:

You must contact the Property Use Inspector for re inspection after the Standards of Maintenance By law deficiencies have been completed. The Property Use Inspector, Pam Kiselbach, can be reached at 604.873.7895 between 3:30 - 4:30 P.M.

Please ensure your contractors contact the building, plumbing and electrical inspectors for re inspection. Once the above violations have been corrected and all inspection approvals have been obtained, re occupancy approval will be issued.

Please note that moulds may exist as a result of the grow op activity in Unit No. 204 and a thorough cleaning of the unit is required. Following your clean up, we recommend that you obtain the services of a qualified environmental consultant to determine the effectiveness of the clean up.

Note: You may not re occupy Unit ~~§.22(1)~~ until a **Re occupancy Permit** has been issued.

The fee for a Re occupancy Permit is \$119.00.

In order to speed up issuance of the Re occupancy Permit please return the completed Application for Re occupancy Permit as soon as possible.

To apply for a Re occupancy Permit, you must

- 1) complete the enclosed Application for Re occupancy Permit (the highlighted areas) and
- 2) return the Application for Re occupancy Permit to:
The Occupancy Clerk, Permits and Licenses Department
Second Floor, East Wing
2675 Yukon Street, Vancouver, BC V5Y 3P9

The City of Vancouver will not authorize electrical re connection until all deficiencies have been corrected.

Yours truly,

E. Neufeld for
City Building Inspector
City Electrician and Chief
License Inspector

AC/gg

Enclosure

Copy: Occupancy Clerk

CITY OF VANCOUVER



LICENCES AND INSPECTIONS

Additional Information Required for Facsimile Applications
(Facsimile Applications must be Pre-Authorised and be on File)
Please submit facsimile applications to: 604-871-6408

PIN Number _____

Check one: Visa ☐ MasterCard ☐ Amex ☐

Expiry Date _____ Amount \$ _____

Signature _____
(Authorized Signatory of Contractor)APPLICATION FOR
ELECTRICAL PERMITDATE 06 / 07 / 26
YY MM DDPERMIT # EL 504045

APPLICANT <u>NICK'S ELECTRIC LTD.</u> CONTRACTOR/OWNER (PLEASE PRINT)	BLDG/SIGN PERMIT # <u>BV 436562</u>
MAILING ADDRESS <u>7208 STRIDE AVE</u>	INSTALLATION ADDRESS # <u>S.22(1)</u> <u>2199 WALK ST</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. LEUKES</u> Full Name	
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"/>	
Owner/Contractor <u>[Signature]</u> Signature	INSTALLATION DETAIL <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 VOLTS _____ AMPS _____ Φ _____ / _____ WIRE SIZE & MATERIAL OF SERVICE CONDUCTOR: _____ SIZE OF GROUNDING CONDUCTOR: _____ IF APPLICABLE: TRANSFORMER KVA _____ AVAILABLE FAULT CURRENT _____ KA SERVICE BOX INTERRUPTING CAPACITY _____ KA
Permit authorized by _____ for City Electrician	<input type="checkbox"/> 1004 Main Distribution/Electrical Room <input type="checkbox"/> 1006 Grounding/Bonding <input checked="" 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"/> 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
CONTRACTOR CERTIFICATION EC <u>12879</u> EXPIRES <u>2006 09 31</u> Contr. Reg. # _____ YY MM DD FSR <u>2387</u> <u>A</u> FSR Reg. # _____ FSR Class Code <u>[Signature]</u> Signature of authorized signing officer <u>M. LEUKES</u> Please Print Name	
DESCRIPTION OF ELECTRICAL INSTALLATION <u>CHANGE SUITE PANEL</u> <u>REPAIRS AS REQUESTED</u>	
<input type="checkbox"/> NEW CONST. <input 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>1000</u> (INCLUDING COST OF MATERIAL & LABOUR)	PERMIT FEE \$



CITY OF VANCOUVER



DATE ISSUED JULY 27, 2006		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 436562	
LEGAL DESCRIPTION LOT A BLKS 3 & 8 DL 184 PLN 10050 (cont'd)					ADDRESS 2199 WALL ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS s.22(1)		
APPLICATION DATE JUL 27, 2006	PURPOSE ALTER	PROJECT VALUE \$2,000	ASSESSED VALUE \$383,000	PLANS NO	PLACE NAME		
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
					CO-ORDINATE 255-570-11-0000		
APPLICANT AGENT FOR OWNER GURCHARAN SINGH-TOOR 1720 E 55TH AVE VANCOUVER BC V5P 1Z6		CONTACT 2 PROPERTY OWNER GURDIAL SINGH-SAHOTA WALL STREET HOLDINGS 6626 ANGUS VANCOUVER BC V6P 5H9			CONTACT 3 UNCLASSIFIED CONTRACTOR C/O OWNER CONTRACTOR IS REQUIRED TO HAVE A VALID BUSINESS LICENSE VANCOUVER BC		
TEL 604-767-5445 FAX	BUS.LICENSE CERTIFICATE	TEL 604-261-0501 FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE APP CERTIFICATE		
<p>THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:</p> <p>COORDINATED ENFORCEMENT and interior alterations to repair this unit within this multiple dwelling building as per IA407102 and certificates of inspection dated July 19, 2006.</p> <p>note: no plans required as per A.Cashato</p>							
<p>AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:</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 UNIT s.22(1)		AREA (SF) C	PERMITTED USE		
ITEM 0037 LOT WIDTH 0038 LOT DEPTH 0040 PROCESSED THROUGH		SPECIFICS/REFERENCE N/A N/A 22 ENQ CTR -OTC		QTY/AMT	PERMITTED USE		
					SPECIFICS/REFERENCE Z023 RM-3A 35 ALT/REPAIR-RES BLD		
					QTY/AMT		
<p>RELATED PERMITS: IA407102 GROW-OP 2199 WALL ST</p> <p>PERMITS REQUIRED IN ADDITION TO THIS PERMIT INCLUDE : ELECTRICAL OCCUPANCY PLUMBING</p> <p>APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : B190 GROW-OP BLDG INSP ADRIAN CASHATO 604-873-7881</p> <p>ADDITIONAL NOTES: 900 Applicant to contact ADRIAN CASHATO at 604 873-7881 from 8:30-9:15 am M-F to arrange 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 300 BUILDING FEE		AMOUNT 96.00		FEE TOTAL		AMOUNT \$96.00	
SIGNED BY		GURCHARAN SINGH-TOOR					
DATE		SEE INFORMATION SHEET					
ISSUED BY		A WROBLEWSKI					
FOR THE		CHIEF BUILDING OFFICIAL					
INVOICE : 448688				TOTAL \$96.00			



CITY OF VANCOUVER
COMMUNITY SERVICES
Development Services
Enquiry Centre

DEVELOPMENT AND/OR BUILDING
APPLICATION FORM

BOOKED FOR ANDREW W. 1:30pm July 27 06

BU436562

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: 2199 WALL ST. Specifics: _____

Floor Level: 2nd. Suite No: 204

Legal Description:

Lot(s) A Block(s) 3 & 8 District Lot(s) 184 Plan Number(s) 10050

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: G. Teo R.

Mailing Address: 1720 E 55th AVE

City: VAN. BC

Postal Code: V5P 1Z6

Phone Number: 604 767 5445

Company Name: _____

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: G.S. S

Address: 6626 ANGUS DR. City: VAN.

Postal Code: V6P 5H9. Phone Number: 604 2610501

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 ☐ No

What is the existing use? _____

What is the proposed use? _____

How many storeys? _____

How many levels of underground parking? _____

How many new rooftop units? _____

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

Describe work to be done:

Give up Repairs

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

\$ 2000.00

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:	_____	_____
Total number of housekeeping units:	_____	_____
Total number of sleeping units:	_____	_____

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

Office Use Only

Invoice #

BU _____
 DE _____

Office Use Only

BU _____ \$ _____
 DE _____
 DT _____
 BG _____ f/m _____
 SUBTOTAL _____
 SP _____
 TOTAL _____

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 25 DAY OF July 2006

SIGNATURE OF APPLICANT



CITY OF VANCOUVER



DATE ISSUED JULY 28, 2006		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 504045	
LEGAL DESCRIPTION LOT A BLKS 3 & 8 DL 184 PLN 10050					ADDRESS 2199 WALL ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS s.22(1)		
APPLICATION DATE JUL 28, 2006	PURPOSE	PROJECT VALUE \$1,000	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
					CO-ORDINATE 255-570-11-0000		
APPLICANT CONTRACTOR NICK'S ELECTRIC LTD ACCREDITED REP: MIKLOS LELKES 7208 STRIDE AV BURNABY BC V3N 1T9			CONTACT 2 PROPERTY OWNER GURDIAL SINGH-SAHOTA WALL STREET HOLDINGS 6626 ANGUS VANCOUVER BC V6P 5H9			CONTACT 3	
TEL 604-526-1895 FAX 604-526-1885	BUS LICENSE 65673 CERTIFICATE 12879	TEL 604-261-0501 FAX	BUS LICENSE CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE		
PROJECT DESCRIPTION: RENOVATIONS							
PERMIT CONDITIONS AND NOTES: 001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS. ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW. THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW. 003 All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA. All trainees shall carry at least a copy of their training agreement in accordance with the ITAA requirements. Supervision ratio under this permit shall conform to the requirements of Section 12 of the BC Electrical Safety Regulations.							
GENERAL USE D24 MULTIPLE DWELLING		SPECIFICS/LOCATION UNIT s.22(1)		AREA (SF)	OCC C	GENERAL USE	
ITEM 1010 BRANCH/APPL CCTS		SPECIFICS/REFERENCE		QTY/AMT		GENERAL USE	
						SPECIFICS/REFERENCE	
						QTY/AMT	
RELATED PERMITS: BU436562 ALTER 2199 WALL ST							
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : EI90 GROW-OP ELEC INSP MIKE SHANNON 604-873-7485							
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 400 ELECTRICAL FEE	AMOUNT 108.00	FEE	AMOUNT	SIGNED BY NICK'S ELECTRIC LTD			
				DATE SEE APPLICATION			
				ISSUED BY H KHAN			
				FOR THE CITY ELECTRICIAN			
INVOICE: 448759		TOTAL		\$108.00			



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

613334

PERMIT NUMBER EL 504045
IA
DATE 2006 / 07 / 31 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 Nick's Electric Ltd.				ADDRESS 2199 Wall St.			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input checked="" type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS s.22(1)			
INSPECTOR Jason Rowley				OFFICE HOURS 8:30-9:15 AM 1:00-1:45 PM			
PHONE # (604) 873-7601 FAX# (604) 873-7100				INSPECTOR [Signature]			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE 120/240 V 60 A 3w / 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 Subj.	✓	
5	BRANCH / APPL. CCTS.	✓		17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		X
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		X
8	HEATING CCTS.						
9	FIXTURES & FITTINGS	✓					
10	LIFE SAFETY SYSTEMS 1 smoke						
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. #
	Service is OK to energize subject to occupancy approval	
	Replace light fixture in bathroom (combo razor outlet) - will check on final inspection	

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



DATE ISSUED AUGUST 14, 2006		PERMIT TYPE PLUMBING PERMIT				PERMIT NUMBER P PL 442727	
LEGAL DESCRIPTION Lot A Blk 3 & 8 Plan 10050 DL 184 LD NW					ADDRESS 2199 WALL ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS s.22(1)		
APPLICATION DATE AUG 14, 2006	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
						CO-ORDINATE 255-570-11-0000	
APPLICANT CONTRACTOR GARY TERRIO DBA: GARY'S PLUMBING #306 - 1211 CAMERON ST NEW WESTMINSTER BC V3M 1W5			CONTACT 2		CONTACT 3		
TEL 505-7372	BUS LICENSE 195521	TEL 253-5447	BUS LICENSE 20837	TEL	BUS LICENSE	TEL	BUS LICENSE
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE

PROJECT DESCRIPTION:

THIS PERMIT IS BEING ISSUED UNDER A COORDINATED ENFORCEMENT ACTION AS PER INSPECTORS REPORT, CI.2018.

PERMIT CONDITIONS AND NOTES:

001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE PLUMBING BY-LAW.
020 Water conservation fixtures are required as per clause 9.2.7(3)(c) of the Vancouver Plumbing By-law.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING			C				
RELATED PERMITS: BU436562 ALTER 2199 WALL ST				IA407102 GROW-OP 2199 WALL ST			
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : PI90 GROW-OP PLBG INSP				BILL SIEFERT 604-873-7366			

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	SIGNATURE	
500 PLUMBING FIXTURES	119.00			DATE	
				ISSUED BY	
				FOR THE	
INVOICE : 450418		TOTAL		CHIEF BUILDING OFFICIAL	
		€119.00			

522077

CITY OF VANCOUVER



DATE ISSUED JULY 27, 2006		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 436562	
LEGAL DESCRIPTION LOT A BLKS 3 & 8 DL 184 PLN 10050					ADDRESS 2199 WALL ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS s.22(1)		
APPLICATION DATE JUL 27, 2006	PURPOSE ALTER	PROJECT VALUE \$2,000	ASSESSED VALUE \$383,000	PLANS NO	PLACE NAME		
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT AGENT FOR OWNER GURCHARAN SINGH-TOOR 1720 E 55TH AVE VANCOUVER BC V5P 1Z6				CONTACT 2 PROPERTY OWNER GURDIAL SINGH-SAHOTA WALL STREET HOLDINGS 6626 ANGUS VANCOUVER BC V6P 5H9		CONTACT 3 UNCLASSIFIED CONTRACTOR C/O OWNER CONTRACTOR IS REQUIRED TO HAVE A VALID BUSINESS LICENSE VANCOUVER BC	
TEL 604-767-5445 FAX	BUS. LICENSE CERTIFICATE	TEL 604-261-0501 FAX	BUS. LICENSE CERTIFICATE	TEL FAX	BUS. LICENSE APP CERTIFICATE		

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

COORDINATED ENFORCEMENT and interior alterations to repair this unit within this multiple dwelling building as per IA407102 and certificates of inspection dated July 19, 2006.

note: no plans required as per A.Cashato

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.

INSPECTION	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 PLAN/CHECK					
B07 INTERIOR LAYOUT			770 GIVE INFO / ADVICE					
B10 FOOTINGS			771 REQUEST FOR INFO			990 FINAL INSPECTION		

719 occupancy 6-8-30 AE

6-8-30 AE

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC C	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING	s.22(1)						
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0037 LOT WIDTH	N/A			0080 ZONE	Z023 RM-3A		
0038 LOT DEPTH	N/A			0375 HPO EXEMPTIONS	35 ALT/REPAIR-RES BLD		
0040 PROCESSED THROUGH	22 ENQ CTR -OTC						

RELATED PERMITS: **IA407102 GROW-OP 2199 WALL ST**

PERMITS REQUIRED IN ADDITION TO THIS PERMIT INCLUDE : ELECTRICAL
OCCUPANCY
PLUMBING

APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : **B190 GROW-OP BLDG INSP ADRIAN CASHATO 604-873-7881**

PROCESSED BY: APPLICATION TAKEN BY A CHINFEN
PERMIT AUTHORIZED BY A CASHATO
PERMIT ISSUED BY A WROBLEWSKI

APPLICATION TYPED BY A WROBLEWSKI
APPLICATION REVIEWED BY A WROBLEWSKI

ADDITIONAL NOTES:

900 Applicant to contact ADRIAN CASHATO at 604 873-7881 from 8:30-9:15 am M-F to arrange for an inspection.

COMMENTS:

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	GROW OPERATIONS
300 BUILDING FEE	96.00			ATTENTION	GROW-OP BLDG INSP
				REASON	PERMIT INSPECTION
				GROUP	75 : GROW-OP BLDG INSP
				DISTRICT	90 : ADRIAN CASHATO 7881
INVOICE: 448688		TOTAL		\$96.00	



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

INSPECTION REPORT

IR No 378156

EN 033028.

Date of
Inspection

Aug 30/06.

Property Address 2199 Wall St.		Specifics of Property Address s.22(1)
Name and Address of Property Owner/Agent Nicholas Lizotte		Number of Storeys Permit No. 407102.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Dwelling Unit
Contractor's Business Address	Contractor's Business Licence Account No. RM-3A	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> Dwelling Unit
Reason for Inspection Becheek grow operation		

Inspection shows all o/s deficiencies have
been rectified
cleared from the field
file.

Date Report Made Aug 30/06	<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 P. Kiselbach Signature
-------------------------------	---	---

For Office Use Only <input checked="" type="checkbox"/> File <input type="checkbox"/> Copy to <input type="checkbox"/> Refer to <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> _____ attention in _____ days if no _____
--	--

CITY OF VANCOUVER



DATE ISSUED AUGUST 14, 2006		PERMIT TYPE PLUMBING PERMIT				PERMIT NUMBER P PL 442727	
LEGAL DESCRIPTION Lot A Blk 3 & 8 Plan 10050 DL 184 LD NW					ADDRESS 2199 WALL ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS s.22(1)		
APPLICATION DATE AUG 14, 2006	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC	PLACE NAME	
TEMPORARY PERMIT DATES	TEMPORARY USE DATES				SUBTYPE		
APPLICANT CONTRACTOR GARY TERRIO DBA: GARY'S PLUMBING #306 - 1211 CAMERON ST NEW WESTMINSTER BC V3M 1W5					CONTACT 2		
CONTACT 1					CONTACT 3		
TEL 505-7372	BUS.LICENSE 195521	TEL 253-5447	BUS.LICENSE 20837	TEL	BUS.LICENSE	CERTIFICATE	
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE	CERTIFICATE	

PROJECT DESCRIPTION:

THIS PERMIT IS BEING ISSUED UNDER A COORDINATED ENFORCEMENT ACTION AS PER INSPECTORS REPORT, CI.2018.

PERMIT CONDITIONS AND NOTES:

001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE PLUMBING BY-LAW.
020 Water conservation fixtures are required as per clause 9.2.7(3)(c) of the Vancouver Plumbing By-law.

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
						ACCEPTED	08.30.06 BS	
						990 FINAL INSPECTION		

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

RELATED PERMITS: BU436562 ALTER 2199 WALL ST TA407102 GROW-OP 2199 WALL ST
 PROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : P190 GROW-OP PLBG INSP BILL SIEFERT 604-873-7366
 PROCESSED BY: APPLICATION TAKEN BY R PRASAD PERMIT ISSUED BY R PRASAD

AUG 30/06 ALL DEFICIENCIES CORRECTED - CI 522077 - BS.

COMMENTS:

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	
500 PLUMBING FIXTURES	119.00			GROW OPERATIONS	
				ATTENTION	GROW-OP PLBG INSP
				REASON	PERMIT INSPECTION
				GROUP	77 : GROW-OP PLBG INSP
				DISTRICT	90 : BILL SIEFERT 7366
INVOICE : 450418		TOTAL		\$119.00	

Katigbak, Veronica

From: Seifert, Bill
Sent: Friday, September 01, 2006 8:24 AM
To: DOMINO (CITYVAN)
Subject: Mainfraime Screen Shot

2006/09/01 08.22.38 <= Permits PRISM Properties => City of Vancouver
PSA300.00 PSP300D Address - Action Detail Page 1 of 1
Address : 2199 WALL ST Group 62: PLUMBING/GAS INSP
District : PI05 Status : OPEN
Date Action by Action Action specifics Reference
06JUL20 B SEIFERT. 060 OPEN GROUP
06JUL20 B SEIFERT. 310 PROBLEM PREMISE 01 GROW OPERATION IA 407102
06JUL20 B SEIFERT. 991 NOTE PLBG WORK REQ'D
06JUL20 B SEIFERT. 991 NOTE PLBG PERMIT REQ'D
06AUG31 B SEIFERT. 320 CLEAR PROBLEM PREM 01 GROW OPERATION IA 407102

F1=Help F2=Print F3=Jump F4=Table F5=Refresh F6=Page F7=Prev
F8=Next F9=Desc F11=Update F12=Return F13=Last update by
F14=Action attributes F15=Notes F16=Business license
F17=Addr insp schedule F18=Address inquiry F21=Address/permit search

CITY OF VANCOUVER



DATE ISSUED JULY 28, 2006		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 504045	
LEGAL DESCRIPTION LOT A BLKS 3 & 8 DL 184 PLN 10050					ADDRESS 2199 WALL ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS s.22(1)		
APPLICATION DATE JUL 28, 2006	PURPOSE	PROJECT VALUE \$1,000	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
				GO-ORDINATE 255-570-11-0000			
APPLICANT CONTRACTOR NICK'S ELECTRIC LTD ACCREDITED REP: MIKLOS LELKES 7208 STRIDE AV BURNABY BC V3N 1T9		CONTACT 2 PROPERTY OWNER GURDIAL SINGH-SAHOTA WALL STREET HOLDINGS 6626 ANGUS VANCOUVER BC V6P 5H9		CONTACT 3			
TEL 604-526-1895	BUS.LICENSE 65673	TEL 604-261-0501	BUS.LICENSE	TEL	BUS.LICENSE		
FAX 604-526-1885	CERTIFICATE 12879	FAX	CERTIFICATE	FAX	CERTIFICATE		

PROJECT DESCRIPTION:

RENOVATIONS

PERMIT CONDITIONS AND NOTES:

001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.

ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW.

THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW.

003 All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA.

All trainees shall carry at least a copy of their training agreement in accordance with the ITAA requirements. Supervision ratio under this permit shall conform to the requirements of Section 12 of the BC Electrical Safety Regulations.

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
Gen Test	July 31/06	[Signature]				990 FINAL INSPECTION	Sept-11/06 ms	
GENERAL USE D24 MULTIPLE DWELLING	SPECIFICS/LOCATION UNIT s.22(1)	AREA (SF)	OCC C	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	
ITEM 1010 BRANCH/APPL CCTS	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT		
RELATED PERMITS: BU436562 ALTER 2199 WALL ST								
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : E190 GROW-OP ELEC INSP MIKE SHANNON 604-873-7485								
PROCESSED BY: APPLICATION TAKEN BY H KHAN PERMIT ISSUED BY H KHAN								

COMMENTS:	FINAL CERTIFICATE REQUESTED?		RE-INSPECTIONS	1	
	FINAL CERTIFICATE NUMBER			2	
	DATE ISSUED			3	
	ISSUED BY			4	
	PHONED BC HYDRO	SEPT. 5/06		5	
	ORDER NUMBER			6	
FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	GROW OPERATIONS
400 ELECTRICAL FEE	108.00			ATTENTION	GROW-OP ELEC INSP
				REASON	PERMIT INSPECTION
				GROUP	76 : GROW-OP ELEC INSP
INVOICE : 448759	TOTAL	\$108.00		DISTRICT	90 : MIKE SHANNON 7485

0610716

PERMIT NUMBER	EL 504045
IA	
DATE	06 / 09 / 11 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 <div style="font-size: 1.5em; font-family: cursive; margin-top: 10px;">NICK'S</div>				ADDRESS <div style="font-size: 1.2em; font-family: cursive; margin-top: 10px;">2199 WALL ST.</div>																																																					
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input checked="" type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER _____				SPECIFICS S.22(1)																																																					
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				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]

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
APPLICATION
FOR
RE-OCCUPANCY PERMIT

APPLICATION NO. OA: 428012(PLEASE FILL OUT THIS FORM USING BLACK INK ONLY!)

I hereby make application for a Re-Occupancy Permit for the Building/Premises as follows:

PROPERTY ADDRESS: #204 - 2199 Wall Street
LEGAL DESCRIPTION: LOT: A BLK: 3 AND 8 PLAN: 10050 D.L. 184
OCCUPANTS NAME: - VACANT -

NOTE: This application to be submitted at least three weeks prior to proposed re-occupancy.

PROPOSED RE-OCCUPANCY DATE: 01 / SEPTEMBER / 2006

USE OF BUILDING: ☐ SINGLE-FAMILY DWELLING ☐ SINGLE-FAMILY DWELLING WITH SUITE
☐ MULTI-FAMILY DWELLING ☒ COMMERCIAL PROPERTY

BUILDING TO BE OCCUPIED BY OWNER Yes ☐ No ☐

BUILDING TO BE RENTED Yes ☒ No ☐

CONTRACTORS NAMES:

Building: _____ Building Permit - BU: BU436562
Plumbing: _____ Plumbing Permit - PL: 442727
Sprinkler: _____ Sprinkler Permit - SP: _____
Gas: _____ Gas Permit - GA: _____
Electrical: _____ Electrical Permit - EL: 504045

SPECIAL INSPECTION APP. NO. IA 407102

CERTIFICATION: I hereby certify that I am the owner or am acting on behalf of the OWNER and I acknowledge that before a Re-Occupancy Permit will be issued, all requirements of the District Inspectors, resulting from the Special Inspection of this building, must be substantially complied with.

In addition, it is understood that if this building is to be used as Rental Property, a Business License must be obtained.

PLEASE PRINT:

APPLICANTS NAME: NICK LIZOTTE PHONE NO. 778-828-0821
COMPANY: WALL STREET HOLDINGS LTD. DATE: Sept. 8/06
ADDRESS: 204 - 2199 WALL ST SIGNED: [Signature]
CITY: VANCOUVER NOTE: To arrange for inspections call (604) 873-7601
POSTAL CODE: V5L 1B3 For Status of this application call (604) 871-6231

FOR OFFICE USE ONLY

Approval Requested From	Date Requested	Approved By	Date

ADDRESS: # 204 - 2199 Wall St

OCCUPANCY APPLICATION NO. OA: 428012

FOR OFFICE USE ONLY				
APPROVAL REQUESTED FROM	DATE REQUESTED	APPROVED BY	DATE	APPROVAL LOCATION
BUILDING		A. Cashata	Aug 30/06	prism.
PLUMBING		B. Seifert.	Aug 31/06	prism.
SPRINKLER				
TEST CERTIFICATE				
GAS		B. Seifert	Aug 31/06	prism.
ELECTRICAL oklaeners		M. Shamon.	Sept 11/06	prism.
HEALTH property use		P. Kiselbach.	Aug 30/06	verbal
ENVIRO. PROTECTION				
FIRE WARDEN License.		06-113130-00		
C.P. CO-ORDINATOR				
WATERWORKS				
ADDRESSING				
ENGINEERING				
ADDRESSING				
DCL NOTICE				

PERMIT ISSUED: No. OP 428012 DATE: Sept 11/06

SIGNED: J. Muenster



Permission To Re-occupy

OC 428012

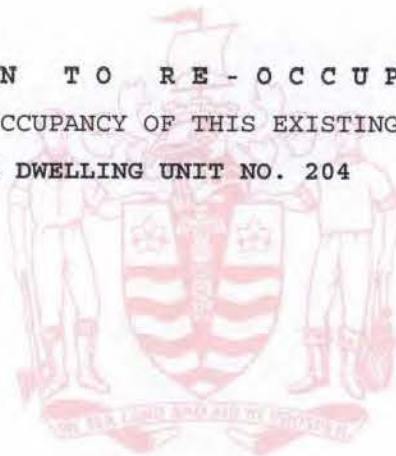
The occupancy approved under this permission refers only to the correction of deficiencies outlined in the City of Vancouver Letter dated:

BUILDING PERMIT BU436562
SPECIAL INSPECTION IA407102

Property Address of Building	2199 WALL ST
Specifics of Property Address	#204-2199 WALL ST
Legal Description	Lot A Blk 3 & 8 Plan 10050 DL 184 LD NW

APPROVED FOR RE-OCCUPANCY AS A:

PERMISSION TO RE-OCCUPY PERMIT
RE-OCCUPANCY OF THIS EXISTING
ONE DWELLING UNIT NO. 204



CC

This Permit is issued pursuant to the authority contained in the Vancouver Building By-law.

SEPTEMBER 11, 2006

Date

CITY BUILDING INSPECTOR per

POST IN A CONSPICUOUS PLACE

IMPORTANT NOTICE

Any new construction or a change of use requires a new Occupancy Permit. In addition, the issuing of this Permit shall not relieve the owner or occupier from the responsibility of complying with the Zoning and Development By-law or any other pertinent By-law, Acts or Regulations. This Permit is not a representation or warranty that the By-laws of the City of Vancouver or other enactments have been complied with, since resource at the city only permit random review and inspections. The City of Vancouver will accept no responsibility or legal liability should any person suffer loss, injury or damage as a result of the building not complying with By-laws. Accordingly, persons should make such independent investigations or inquiries as they see fit to determine whether the building complies with all relevant By-laws or enactments.



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

615577

PERMIT NUMBER	EL
IA	
DATE	07 / 03 / 23 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 BUILDING SUPERVISOR - NICK LIZZOTE 778-316-4153				ADDRESS 2199 WALL 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 ENT				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. #
	- INSTALL FUSE RESTRICTIONS - SUITE 307	
	- RECOMMEND THAT GENERAL REVIEW OF OTHER SUITES FOR PROPER FUSING	
	- MAIN SERVICE TO HAVE PORTION OF ALUMINUM RAILING REMOVED WITHIN 30 DAYS	
	700-61 - RE CHECK ✓	
	APRIL 26	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File ☒
Referred ☐
Supervisor ☐

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Lic & Insp - C004 (Revised Feb 2005)



632010

COMMUNITY SERVICES GROUP
Licences and Inspections

PERMIT NUMBER	EL
IA	
DATE	07 / 06 / 21 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		
MANAGER - BRENT 778-862-0555					2199 WALL 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>ELN</u>					SPECIFICS		
					INSPECTOR <u>Loris Bidese</u>		
					OFFICE HOURS <u>8:30-9:15 AM / 1:00-1:45 PM</u>		
					PHONE # <u>(604) 873-7016</u> FAX# <u>(604) 873-7100</u>		
					INSPECTOR <u>[Signature]</u>		
					SIGNATURE		
ITEM					ACC	REJ	
1	SERVICE	V	A	Ph			
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE						
3	GROUNDING						
4	BONDING						
5	BRANCH / APPL. CCTS.						
6	TRANSFORMER KVA	CAPCTR. KVAR					
7	MOTOR CCTS. / GENERATOR						
8	HEATING CCTS.						
9	FIXTURES & FITTINGS						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						
13	PERMIT POSTED						
14	AUTHORIZATION FORM RCVD / POSTED						
15	WIRING OK TO COVER						
16	OK TO ENERGIZE						
17	CONDUIT / RACEWAYS - ACCEPTED						
18	EL. PERMIT / CLEARED FOR OCC.						
19	FINAL ACCEPTED						

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. #
	MANAGER INFORMS THAT A CONTRACTOR WILL BE HIRED TO REPLACE ALL FUSED PANELS WITH BREAKER PANELS	
	RE-CHECK JULY 11-07 ✓	

WHITE COPY

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PINK - SITE COPY

File ✓
Referred _____
Supervisor _____

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Lic & Insp - C004 (Revised Oct. 2006)



632383

COMMUNITY SERVICES GROUP
Licences and Inspections

PERMIT NUMBER	EL
IA	
DATE	08 / 01 / 04 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 2199 WALL 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>ENFORCE.</u>					SPECIFICS				
ITEM					INSPECTOR <u>Loris Bidese</u>				
ACC					OFFICE HOURS <u>8:30-9:15 AM / 1:00-1:45 PM</u>				
REJ					PHONE # <u>(604) 873-7016</u> FAX# <u>(604) 873-7100</u>				
1 SERVICE V A Ph					INSPECTOR <u>[Signature]</u>				
2 DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE					SIGNATURE				
3 GROUNDING					ITEM				
4 BONDING					Y				
5 BRANCH / APPL. CCTS.					N				
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.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
	- RAILING AT HYDRO SERVICE NOW CLEAR OF CONDUCTORS ✓	
	- KITCHEN LIGHT IS REPLACED ✓	
	- FUSE RESTRAINTS ARE INSTALLED. ✓ (ISA)	
	- A DECLARATION IS REQUIRED FROM AN ELECTRICAL CONTRACTOR FOR THIS WORK	
	RECHECK JAN. 14.08.	
	700-61	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File _____
Referred _____
Supervisor _____

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Lic & Insp - C004 (Revised Oct. 2006)

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TOLL FREE NUMBER:
1.866.566.SAFE (7233)
www.safetyauthority.ca

Lower Mainland North Regional Office:
Unit 24 - 2773 Barnet Highway
Coquitlam, BC V3B 1C2
Lower Mainland South Regional Office:
20635 Fraser Highway
Langley, BC V3A 4G4

Vancouver Island Regional Office:
3rd Floor, 4243 Glanford Avenue
Victoria, BC V8Z 4B9
Northern Interior Regional Office:
3235 Westwood Drive
Prince George, BC V2N 1S4

Southern Interior Regional Office:
1913 Kent Road
Kelowna, BC V1Y 7S6
Head Office:
88 - 6th Street, Suite 400
New Westminster, BC V3L 5B3

ELECTRICAL CONTRACTOR AUTHORIZATION AND DECLARATION OF COMPLIANCE ELECTRICAL INSPECTION REQUEST

Note: The information on this form is collected to administer the provisions of the BC Safety Standards Act. If you have questions about the collection, use or disclosure of this information, contact the Records/FOIPP Coordinator for the BC Safety Authority at telephone 604.660.6286.

A. Installation (If faxing this document, please PRINT clearly):

Permit Number: <u>N/A</u>			
Installation name:		Location of Work Site:	
Suite no.: <u>S.22(1)</u>	Civic no.: <u>2199</u>	Street name: <u>WALL</u>	Street type: <u>ST</u>
City: <u>VANCOUVER BC</u>			

B. Licensed Electrical Contractor:

Licensed Electrical Contractor (EC) name (please print): <u>NICK'S ELECTRIC LTD</u>			
License No.: <u>12879</u>	Telephone: <u>(604) 727-8105</u>	Fax: <u>(604) 526-1885</u>	
City: <u>BURNABY</u>			

C. Declaration (to the electrical inspection office/and supply authority):

Field Safety Representative No. (FSR): <u>2387</u>	FSR Classes: <u>A</u>
<p>"I, <u>M. LELKES</u>, a field safety representative for the above licensed contractor, hereby declare that the electrical installation authorized under the above mentioned permit has been installed to comply with the Safety Standards Act and Regulations of British Columbia."</p>	
Field Safety Representative (FSR) Signature: <u>Miklos Lelkes</u>	Date: <u>2008</u> <u>01</u> <u>23</u>
<input type="checkbox"/> Work in Progress <input checked="" type="checkbox"/> All work is Complete <input checked="" type="checkbox"/> Installation Safe	
<input type="checkbox"/> Rough Wiring Inspection Required Rough Wiring Cover Date: <u>YYYY</u> <u>MM</u> <u>DD</u>	
Rough Wiring Progress: <input type="checkbox"/> Partial <input type="checkbox"/> Slab <input type="checkbox"/> UFER Ground <input type="checkbox"/> Under Ground <input type="checkbox"/> Complete Partial Rough Wiring Area: _____	
<input type="checkbox"/> Electrical Installation Ready <input type="checkbox"/> New Service <input type="checkbox"/> Temporary Construction Service <input type="checkbox"/> Service Repair <input type="checkbox"/> Service Change From: _____ To: _____	
Type of grounding electrode: <input type="checkbox"/> Rod <input type="checkbox"/> Ufer <input type="checkbox"/> Plate <input type="checkbox"/> Other-describe: _____	
Voltage (line to line)	AMPS
<u>V</u>	<u>A</u>
Phase	Electric Heat
<u>Ø</u>	<u>kw</u>
<input checked="" type="checkbox"/> Electrical work completed without an installation permit in accordance with the provisions of the BC Safety Standards Act. Description of work: <u>TO LORIS BIDESE</u>	
<input checked="" type="checkbox"/> Non Compliance Corrected Non Compliance Corrected Date: <u>YYYY</u> <u>MM</u> <u>DD</u>	
Remarks: <u>ONE OUTLET INSTALLED BY OTHERS IS CHECKED AND INSTALLED CORRECTLY</u>	
<p align="center">RE-INSPECTION FEES MAY BE ASSESSED WHEN AN INSPECTION OF A PREVIOUS NON-COMPLIANCE IS PERFORMED (MIN. 1 HOUR WILL BE CHARGED).</p>	

White - (Top copy) Applicable inspection authority

Green - Job site

Pink - Supply authority (where applicable)

White - Electrical Contractor's

FRM-C206-03 (2006/10/24)

**ELECTRICAL CONTRACTOR AUTHORIZATION AND DECLARATION OF COMPLIANCE
ELECTRICAL INSPECTION REQUEST**

Note: The information on this form is collected to administer the provisions of the BC Safety Standards Act. If you have questions about the collection, use or disclosure of this information, contact the Records/FOIPP Coordinator for the BC Safety Authority at telephone 604.660.6286.

A. Installation (If faxing this document, please PRINT clearly):

Permit Number: N/A Location of Work Site:
Installation name:
Suite no.: s.22(1) Civic no.: 2199 Street name: WALL Street type: ST NSEW:
City: VANCOUVER BC

B. Licensed Electrical Contractor:

Licensed Electrical Contractor (EC) name (please print): NICK'S ELECTRIC LTD
License No.: 12879 Telephone: (604) 727 8105 Fax: (604) 526 1885
City: BURNABY

C. Declaration (to the electrical inspection office/and supply authority):

Field Safety Representative No. (FSR): 2387 FSR Classes: A

"I, M. LELWES a field safety representative for the above licensed contractor, hereby declare that the electrical installation authorized under the above mentioned permit has been installed to comply with the Safety Standards Act and Regulations of British Columbia."

Field Safety Representative (FSR) Signature:

M. Lelwes

Date: YYYY MM DD

2008 01 23

☐ Work in Progress

☒ All work is Complete

☒ Installation Safe

☐ Rough Wiring Inspection Required

Rough Wiring Cover Date:

YYYY MM DD

Rough Wiring Progress:

☐ Partial

☐ Slab

☐ UFER Ground

☐ Under Ground

☐ Complete

Partial Rough Wiring Area:

☐ Electrical Installation Ready

☐ New Service

☐ Temporary Construction Service

☐ Service Repair

☐ Service Change

From:

To:

Type of grounding electrode:

☐ Rod

☐ Ufer

☐ Plate

☐ Other-describe:

Voltage (line to line)

AMPS

Phase

Electric Heat

V

A

Ø

kw

☒ Electrical work completed without an installation permit in accordance with the provisions of the BC Safety Standards Act.
Description of work: TO LORIS BIDESE

YYYY

MM

DD

☒ Non Compliance Corrected

Non Compliance Corrected Date:

Remarks:

ONE OUTLET INSTALLED BY OTHERS IS
CHECKED AND INSTALLED CORRECTLY

ACCEPTED JAN 30 08
LORIS BIDESE

RE-INSPECTION FEES MAY BE ASSESSED WHEN AN INSPECTION OF A PREVIOUS
NON-COMPLIANCE IS PERFORMED (MIN. 1 HOUR WILL BE CHARGED).

White - (Top copy) Applicable inspection authority

Green - Job site

Pink - Supply authority (where applicable)

White - Electrical Contractor's

FRM-0206-03 (2006/10/24)

AUDIT COPY

Additional Information Required for Facsimile Applications
(Facsimile Applications must be Pre-Authorised and be on File)
Please submit facsimile applications to: 604-871-6408

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

APPLICATION FOR ELECTRICAL PERMIT

DATE 2008 / 10 / 07
YY MM DD

PERMIT # EL 522255

<p>APPLICANT <u>Nick's Electric Ltd</u> CONTRACTOR/OWNER (PLEASE PRINT)</p> <p>MAILING ADDRESS <u>7208 STRIDE AVE</u></p> <p>CITY <u>BURNABY</u> POSTAL CODE _____</p> <p>TELEPHONE: <u>727 8105</u> FAX: <u>526 1885</u></p> <p>CITY OF VANCOUVER BUSINESS ACCOUNT # <u>65673</u></p> <p>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. LEWIS</u></p> <p>Full Name _____</p> <p>Trade Qualification Detail _____</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 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.</p> <p>I have confirmed the supply service electrical characteristics and the pole location with BC Hydro. YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>Owner/ Contractor <u>M. LEWIS</u> Signature _____</p> <p>Permit authorized by _____ for City Electrician</p>	<p>BLDG/SIGN PERMIT # <u>2199 WALK ST n/a</u></p> <p>INSTALLATION ADDRESS <u>2199 WALK ST</u></p> <p>SPECIFICS _____</p> <p>OWNER/ TENANT _____</p> <p>SITE CONTACT _____</p> <p>TELEPHONE: _____ FAX: _____</p> <p>INSTALLATION DETAIL</p> <p><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</p> <p>VOLTS _____ AMPS _____ Φ _____ / _____ WIRE</p> <p>SIZE & MATERIAL OF SERVICE CONDUCTOR: _____</p> <p>SIZE OF GROUNDING CONDUCTOR: _____</p> <p>IF APPLICABLE: TRANSFORMER KVA _____</p> <p>AVAILABLE FAULT CURRENT _____ kA</p> <p>SERVICE BOX INTERRUPTING CAPACITY _____ kA</p> <p><input type="checkbox"/> 1004 Main Distribution/Electrical Room <input type="checkbox"/> 1006 Grounding/Bonding <input checked="" 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 _____</p> <p><input type="checkbox"/> NEW CONST. <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION</p> <p><input type="checkbox"/> ANNUAL PERMIT <input type="checkbox"/> 90 DAY RECONNECTION</p> <p>TYPE OF CONST: <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE</p> <p>OCCUPANCY: <u>MULTI FAM</u></p> <p>SFD, Multi-family, Industrial, Commercial, (Office, Retail, Retail Store), Assembly (School, Church, Theatre, Restaurant), Institutional (Hospital, Jail), Other - Specify _____</p> <p><input type="checkbox"/> HAZARDOUS LOCATION - IF APPLICABLE</p> <p>PLEASE SPECIFY _____ Gas station, Spraybooth, etc.</p>
<p>CONTRACTOR CERTIFICATION</p> <p>EC <u>12879</u> EXPIRES <u>2008 10 31</u> Contr. Reg. # YY MM DD</p> <p>FSR <u>2387</u> <u>A</u> FSR Reg. # FSR Class Code</p> <p><u>M. LEWIS</u> Signature of authorized signing officer Please Print Name</p>	<p>DESCRIPTION OF ELECTRICAL INSTALLATION</p> <p><u>POWER CHANGES</u></p> <p>TOTAL VALUE OF INSTALLATION \$ <u>4000.-</u> (INCLUDING COST OF MATERIAL & LABOUR)</p>
<p>PERMIT FEE \$ _____</p>	



CITY OF
VANCOUVER

COMMUNITY SERVICES GROUP
Licences and Inspections

COMPLAINT FORM

CF 080439
EN 053470

Address of Premise Involved: <u>2199 WALL</u>	Date: <u>MAY 21/09</u>
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) <u>-2199 WALL</u>	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 <u>ENVIRONMENTAL</u>
<u>RAW SEWAGE DIVERTED TO</u> <u>CN RAIL TRACKS</u>	
CONFIDENTIAL	
Call Complainant Back:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Call Complainant To Arrange Inspection Time:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Received By: <u>AK LUM</u>	
Referred To: <u>ENVIRON. PROTECTION</u>	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

DARREN MUESKE #00



Environmental Inspection Report

IR Number	VI 10997	EN Number	EN	Date of Inspection (yyyy/mm/dd)	2009/05/22
Main Address	2199 Wall Street			Specifics and/or Suite #	
Secondary Address					
Tenant					
Owner					
Contractor					
				Contact Phone #	
				Permit Number	
				Present Use of Building/Land	Rental apartment building

Reason for Inspection Complaint CF 080439

Narrative/Observations

Received a complaint regarding sewage being diverted to CN Rail tracks. Arrived to witness an apartment building located on Wall Street. The rear parking lot backs onto the CN Rail tracks on Commissioner Street. I witnessed a garden hose running across the parking lot. It originated at the back of the building in a storm sump, ran across the lot north to the edge of the property spilling over onto the CN Land. There is evidence of solid material on the ground at the end of the discharge. The solids have the characteristics of raw sewage. I spoke with several tenants who came out as I inspected. I was informed that they frequently have sewage backups in their apartments. The system in the building is a sump on a pump system. The pump fails with the result being sewage entering into the storm sump. The storm sump has a hose connected to pump in the sump. The pump pushes the sewage and storm water mixture to the CN property. I was referred to Bilesh the property manager. He did not answer his phone. I contacted Lynn Urekar the supervisor for PUI and she recommended a coordinated inspection of the facility. Follow up is required.

Requirements

Refer to PUI and Plumbing.
Contact Bilesh Liungay

Recommendations

Contact owner and arrange for the plumbing to be fixed on site.

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
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Date Report Made: May 22, 2009

Doug Elford

Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to:

FYI to:

David Robertson

Manager / Supervisor



IR Number	VI 11000	EN Number	EN	Date of Inspection (yyyy/mm/dd)	2009/05/27
Main Address	2199 Wall Street			Specifics and/or Suite #	
Secondary Address					
Tenant				Contact Phone #	
Owner	Sahota			Permit Number	
Contractor	Bilesh Liungy			Present Use of Building/Land	Rental apartment building

Reason for Inspection Coordinated Inspection

Narrative/Observations

This is a coordinated inspection as a result of raw sewage complaints at the above address. The original complaint was due to a hose being used to drain a sump pump allegedly full of sewage over the rear retaining wall onto CN property to the north of the building. Met with Darren Mueske of Property Use Inspection, Arnoud Zondag of Vancouver Coastal Health and Steve Brattina, the District Plumbing Inspector. We were met by the representatives of the Owner, Bilesh (?) and Johannes De.

There was no evidence of any hose or pump in the storm water sump. The plumbing inspector noted that there was no evidence of a backwater valve on the storm sump. We further inspected the room where the sewage system was located. In the room were two side by side concrete pits. In the pit to the south was the sewage pump system. It is a contained metal sump located within the south pit. There was definite evidence of a breach in the metal sump as Steve Brattina and myself witnessed raw sewage leaking out of the corroded metal sump, entering into the pit and migrating to the pit on the north which is connected to the storm sewer system. The pump was observed working when the float levels were reached but the sewage was not contained. The northern storm sump also did not have a backwater valve on it. As a result, the Plumbing Inspector suspects that during rains the system would back up. This is the reason for the pump to be installed on the outside sump. Bilesh said that a new sewage pumping system is on order and that the delivery time is 15 days. I verbally ordered Bilesh to install a temporary secondary pump in the system to tie into the sanitary system to eliminate any more sewage backups into the outside storm system. We then inspected three of the four apartments that we allegedly affected by sanitary sewage backups. All three residents interviewed confirmed that they have been subject to regular sanitary sewage backups in their bathtubs and toilets. I spoke with Bilesh and told him that the temporary system must be installed as soon as possible.

Requirements

Owner to install a temporary pumping system.

Recommendations

Follow up Inspection required to ensure compliance with my verbal order.

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
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Date Report Made: May 27, 2009

Doug Elford
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to:

FYI to:

David Robertson

Manager / Supervisor



IR Number	PI 12436	EN Number	EN	Date of Inspection (yyyy/mm/dd)	2009/05/27
Main Address	2199 Wall Street			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	3
Owner				Permit Number	
Contractor				Approved Use of Building/Land	apartment building
Contractor's Business License Account				Present Use of Building/Land	apartment building

Reason for Inspection Coordinated Inspection requested by PUI

Narrative/Observations

C. of V. inspectors: Steve Bratina (DPI); Doug Elford (ENV); Darren Mueske (PUI); Arnaud Zondag (VCH)

The lower floor has four occupied units. The plumbing system on that level is being discharged into a sanitary sump with pump. The metal sanitary sump has rusted through allowing sanitary sewage to leak out of the sanitary sump to surrounding ground and into the drain tile sump located next to sanitary sump. The inside drain tile sump discharges into a storm sump located outside the building. When it is raining the storm sewer can't handle the storm water, which then backs up into the drain tile sump and into the sanitary sump and into the sanitary system and eventually into bathtubs.

Requirements

Plumbing:

- 1) Replace sanitary sump, all related piping and appropriate sewage pump that is water-an-air tight and properly vented.
- 2) Re-direct storm water to storm sewer
- 3) Clean storm sumps and a letter required from licensed drain tile contractor stating that drain tile and storm sewer are in good working condition
- 4) Install BWV in storm sump on outlet pipe
- 5) Direct roof water into storm system
- 6) Plumbing permit required for work
- 7) Owner is to hire a licensed Plumbing Contractor to obtain permits and arrange for inspections

Recommendations

Send a 48 hour order to the registered to owners to comply with the above requirements as per VBBL 2007 Division C Part 1B.1.1.2. (1).

Sewer Separation Dept. should dye test the Plumbing System after the above work is completed to ensure separation between the storm and sanitary systems.

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
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Date Report Made: May 28, 2009

Steve Bratina
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: Catherine Wong, Carlene Robbins

FYI to: Craig Postlethwaite

IR Number PI 12436 EN Number EN Date of Inspection (yyyy/mm/dd) 2009/05/27

Dave Marshall

Manager / Supervisor



IR Number	PI 12436	EN Number	EN	Date of Inspection (yyyy/mm/dd)	2009/05/27
Main Address	2199 Wall Street			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	3
Owner				Permit Number	
Contractor				Approved Use of Building/Land	apartment building
Contractor's Business License Account				Present Use of Building/Land	apartment building

Reason for Inspection Coordinated Inspection requested by PUI

Narrative/Observations

C. of V. inspectors: Steve Bratina (DPI); Doug Elford (ENV); Darren Mueske (PUI); Arnaud Zondag (VCH)

The lower floor has four occupied units. The plumbing system on that level is being discharged into a sanitary sump with pump. The metal sanitary sump has rusted through allowing sanitary sewage to leak out of the sanitary sump to surrounding ground and into the drain tile sump located next to sanitary sump. The inside drain tile sump discharges into a storm sump located outside the building. When it is raining the storm sewer can't handle the storm water, which then backs up into the drain tile sump and into the sanitary sump and into the sanitary system and eventually into bathtubs.

Requirements

Plumbing:

- 1) Replace sanitary sump that is water-an-air tight and properly vented, all related piping and repair or replace sewage pump so it is in proper working order.
- 2) Re-direct storm water to storm sewer
- 3) Clean storm sumps and a letter required from licensed drain tile contractor stating that drain tile and storm sewer are in good working condition
- 4) Install BWV in storm sump on outlet pipe
- 5) Direct roof water into storm system
- 6) Plumbing permit required for work
- 7) Owner is to hire a licensed Plumbing Contractor to obtain permits and arrange for inspections

Recommendations

Send a 48 hour order to the registered to owners to comply with the above requirements as per VBBL 2007 Division C Part 1B.1.1.2. (1).

Sewer Separation Dept. should dye test the Plumbing System after the above work is completed to ensure separation between the storm and sanitary systems.

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
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Date Report Made: May 28, 2009

Steve Bratina
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: Catherine Wong, Carlene Robbins

FYI to: Craig Postlethwaite

IR Number PI 12436 EN Number EN Date of Inspection (yyyy/mm/dd) 2009/05/27

Dave Marshall

Manager / Supervisor



CITY OF VANCOUVER
COMMUNITY SERVICES
Support Services

DIGITAL PHOTOS

TO DOMINO

Main address: 2199 Wall

Secondary address (if applicable): _____

Specifics: _____

Reason for inspection: Coordinated Insp.

Name of inspector: Steve Bratina

Inspection Discipline: Plumbing/GAS

Date photo(s) taken: May 27/09

Related Inspection Report (IR) number: P112436

Related Enforcement (EN) number: _____

Location of digital photo(s) on "Q" drive: PLBGGAS/
scan index/2199 wall

Date the directory was created May 29/09

Comments re photos:

Photo # 1, 2, 3, 4

Photo # _____

Photo # _____

Photo # _____

Photo # _____

Photo # _____

continued on next page Yes ☐ No ☐

Photos submitted to Domino by: Tina Christopherson

Domino to send FYA notification to: "



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



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



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



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



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Inspections

REGISTERED AND REGULAR MAIL

May 28, 2009

PLEASE REFER TO:

Mr. D. Pope
Manager,
Plumbing Inspection Branch
at 604.873.7558
I.R. No. PI12436 / EN 053741

ORDER

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

Dear Madam:

RE: 2199 Wall Street

Diary? No ☐ Yes ☒
To: S Bratina
Date: June 1/09 Init: CH

A recent inspection of the plumbing system in your building at the above location revealed that the metal sanitary sump has rusted. It was also reported that during heavy rains, the drain tile sump and sanitary sump are backing up into the sanitary system and into bathtubs in the dwelling units in this building.

Accordingly, pursuant to Section 1B.1.1.2. of Division B and 1A.6.1.2 of Division C of the Vancouver Building By-law, you are ordered to obtain a permit and:

1. replace the sanitary sump with a water and air tight sump and provide proper ventilation
2. repair or replace the sewage pump so that it is in proper working order;
3. clean the storm sumps;
4. install a Back Water Valve (BWV) in the storm sump on the outlet pipe;
5. direct roof water into the storm system

NO LATER THAN MONDAY, JUNE 1, 2009

You are further required to provide written confirmation from a licensed drain tile contractor stating that the drain tile and storm sewer are in good working condition.

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



Yours truly,

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

Copy: Posted on building

Q:\Correspondence\Plumbing\2009\05 - May\2199wall.doc

CITY OF VANCOUVER

DATE ISSUED MAY 28, 2009		PERMIT TYPE PLUMBING PERMIT				PERMIT NUMBER P PL 452847									
LEGAL DESCRIPTION LT A BLK 3 & 8 PL 10050 DL 184 PLAN 10050 (cont'd)					ADDRESS 2199 WALL ST										
ADDITIONAL ADDRESS INFORMATION					SPECIFICS										
APPLICATION DATE MAY 28, 2009	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME									
TEMPORARY PERMIT DATES		TEMPORARY USE DATES			SUBTYPE										
					CO-ORDINATE 255-570-11-0000										
APPLICANT CONTRACTOR GARY TERRIO DBA: GARY'S PLUMBING #306 - 1211 CAMERON ST NEW WESTMINSTER BC V3M 1W5			CONTACT 2		CONTACT 3										
TEL 604-505-7372	BUS.LICENSE 195521	TEL	BUS.LICENSE	TEL	BUS.LICENSE										
TEL 604-767-5445	CERTIFICATE 20837	FAX	CERTIFICATE	FAX	CERTIFICATE										
PROJECT DESCRIPTION: TO INSTALL ONE OUTSIDE SUMP WITH NO PUMP. (TO REPLACE EXISTING SUMP)															
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. 030 The applicant is responsible for ensuring that the building sewer meets the depth location of the public sewer connection as determined by the Sewer Design Branch of the Engineering Department.															
ITEM	SPECIFIC	MISC	WTRCL	BASIN	BATHT	SHOWR	SINK	DISHW	AUTOW	WSHTB	RDRAIN	FDRAIN	DDRAIN		
4006 SUMP - O/S WO/PUMP		1													
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :								PI05		PLUMBING/GAS INSP		LLOYD CHEUNG		604-873-7013	
															
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	SIGNATURE											
500 PLUMBING FIXTURES	133.00			DATE											
				ISSUED BY										C BAWN.	
				FOR THE										CHIEF BUILDING OFFICIAL	
INVOICE: 545898				TOTAL		\$133.00									



Environmental Inspection Report

Page 1 of 1

IR Number	VI 11001	EN Number	EN	Date of Inspection (yyyy/mm/dd)	2009/05/28
Main Address	2199 Wall St	Specifics and/or Suite #	Apartment		
Secondary Address					
Tenant	Johannes	Contact Phone #	604-716-5848		
Owner	Sahota	Permit Number			
Contractor		Present Use of Building/Land	Rental apartment building		

Reason for Inspection Re check

Narrative/Observations

This is a follow up inspection to ensure that a verbal order to rectify a sewage issue was followed. Met with Johannes the site contact. He took me to the room where the sump is located. They were ordered to install a temporary pump in the sump to prevent any more backflow issues into the suites in the building. There was a pump installed with some new plumbing to coincide with this. At this time it has met the verbal order from our department. I am referring to plumbing to determine whether a permit was required for the work done.

Requirements

Refer this to Plumbing Inspection

Recommendations

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
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Date Report Made: May 28, 2009

Doug Elford
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to:

FYI to:

David Robertson

Manager / Supervisor