

File No.: 04-1000-20-2018-407

August 28, 2018

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of July 26, 2018 for:

**All documents or records from the Office of the Chief Building Official in which the Aaron Webster Housing Cooperative (1885 East Pender Street) is referred to by name, address, or otherwise, concerning structural issues, orders, warnings or other communications, from January 1, 2017 to July 26, 2018.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.15(1)(l) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

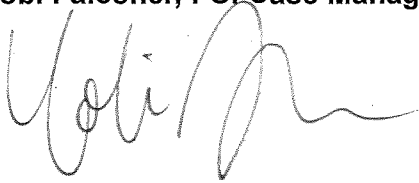
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-407); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,

**Cobi Falconer, FOI Case Manager, for**

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

**Barbara J. Van Fraassen, BA  
Director, Access to Information & Privacy**

*Barbara.vanfraassen@vancouver.ca  
453 W. 12th Avenue Vancouver BC V5Y 1V4  
Phone: 604.873.7999  
Fax: 604.873.7419*

Encl.

:kt



### Building Inspection Complaint

Case number: 101009873743

Case created: 2017-07-17, 04:22:00 PM

### Incident Location

Address: 1885 E PENDER ST, Vancouver, V5L 1W6

Address2:

Location name:

### Contact Details

Name: Randall, Bruce (Mr)

Address: 456 W BROADWAY, Vancouver, V5Y 1R3

Address2: 306

Phone: s.15(1)(l)

Email: bruce.randall@vancouver.ca

Alt. Phone:

Preferred contact method: Either

### Request Details

- |   |   |
|---|---|
| 1. Type of Complaint:   | Unsafe Conditions   |
| 2. If Other, provide details:   |   |
| 3. If Work Without Permit selected, is there visible and active work being done?  |   |
| 4. Describe complaint in detail (building type e.g. single family or multi-family dwelling, high-rise, commercial building; location and type of work): | Multi-family co-op building; Fire Inspector called to request a building inspector. He said this building is in complete disrepair & is a danger. There are open joists under all of the decks. The residents don't use the decks because they are structurally unsound. The roof is rotten. There is shoring on the exterior walkways so they won't fall down. |
| 5. (Don't ask, just record - did caller indicate they want a call back?):   | No  |

### Additional Details

Note: This address has also been reported to Property Use for the exterior building maintenance issues. The Fire Inspector would also like a Building Inspector to check the structural issues.

### Map and Photo

- no picture -

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**EN**

**FYA to:**

**FYI to:**

# Aaron Webster Co-op -

1885 E Pender St, Grandview-Woodland

## Unit Breakdown

Unit Type	# of Units	Housing Charge (n.d.)	CMHC Rents (2016)
1 bdrm	6	\$739	\$1,000
2 bdrm	18	\$897	\$1,305
3 bdrm	7	\$1,020	\$1,393*
TOTAL	31		



## Site Characteristics

Year of Construction	1987
Building Conditions	Poor
Structure	4 Storey Wood Frame
Site Size	17,590 sqft



## Policy Information

Zoning	RM-4
Plan	Grandview-Woodland Community Plan (2016)
Housing Clause Under Plan	Allow development of existing non-market housing sites to provide additional height/density to preserve/increase affordability
Permissible Heights Under Plan	6 Storeys

<http://www.chf.bc.ca/what-co-op-housing/find-a-co-op/aaron-webster-co-op>

Last Updated: July 11, 2017

Internal Use Only

\*CMHC Rental Report categorizes 3+ Bedrooms



### Property Use Complaint

Case number: 101009873723

Case created: 2017-07-17, 04:20:00 PM

### Incident Location

Address: 1885 E PENDER ST, Vancouver, V5L 1W6

### Contact Details

Name: Randall, Bruce (Mr)

Address: 456 W BROADWAY, Vancouver, V5Y 1R3

Address2: 306

Phone: s.15(1)(l)

Email: bruce.randall@vancouver.ca

Alt. Phone:

Preferred contact method: Either

### Request Details

- |  |  |
|--|--|
| 1. Type of concern (if multiple concerns, select primary and provide details in question 2):                                       | Exterior Building Maintenance                      |
| 2. If Other selected or there are multiple issues, provide details:  | Bird feces everywhere; Roof is rotten & tarped off |
| 3. If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement):          |  |
| 4. If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name:       |  |
| 5. If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): |  |
| 6. If a Rental Unit concern selected, was the landlord advised of the issue?   |  |
| 7. If Yes selected, what happened?   |  |
| 8. If Sign selected, provide sign size, wording or identifying details:  |  |
| 9. Caller's daytime phone number:  | s.15(1)(l)   |
| 10. Please verify address of the property (for VanConnect requests only):  |  |
| 11. (Don't ask, just record - did caller indicate they want a call back?)  | Unknown  |

### Additional Details

Also reporting to Building Inspections as there are some unsafe building issues

### Map and Photo

- no picture -

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**EN**

**FYA to:        Mark Reed**

**FYI to:**

August 3, 2017

**PLEASE REFER TO:**

M. Reed  
Property Use Inspector  
at 604.873.7867  
[mark.reed@vancouver.ca](mailto:mark.reed@vancouver.ca)  
CF-2017-008908

Aaron Webster Housing Co-Operative  
c/o Coho Mgmt Services Society  
Attention: Accounting Department  
#220 - 1651 Commercial Drive  
Vancouver BC  
V5L 3Y3

Dear Sir/Madam:

**RE: 1885 East Pender Street**

A recent inspection of your property at the above location revealed that graffiti has been placed on the property, as described below:

**LOCATION: NORTH SIDE OF FENCE facing the lane**

For your information, the Graffiti By-law requires owners or occupants to remove graffiti quickly and consistently whenever it appears, thereby not allowing graffiti to accumulate on the property. Under Section 7 of the By-law, the City has the authority to hire a contractor to remove graffiti from any property at the cost of the owner, where the owner defaults in removing the graffiti after receiving notice from the City.

The City of Vancouver is committed to working with the community to deal with this issue. Please see the enclosed leaflet regarding the City's Graffiti Management Program, which contains information on graffiti removal assistance for property owners on how to obtain a free paint kit, and information from the Vancouver Police Department.

Your co-operation in attending to this matter is greatly appreciated. **Please ensure that the graffiti has been removed from your property ON OR BEFORE AUGUST 18<sup>TH</sup>, 2017.** Should you wish to discuss the matter further, please call me at 604.873.7867.

Yours truly,



M. Reed  
Property Use Inspector

MR/dlb

Enclosure

Aug 21/17



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**Folio:** 592-251-73-0000

**Civic:** 1885 PENDER ST E

**Size:** 144.7 122.3 WIDTH/DEPTH

**Pid:** 006-376-894

**Legal:** LOT 14 BLOCK E PLAN VAP180 DISTRICT LOT 183  
NWD EXC THE N 10 FT NOW LANE OF LOT 5.

**Owner:** AARON WEBSTER HOUSING  
CO-OPERATIVE  
C/O COHO MGMT SERVICES SOCIETY  
ATTN: ACCOUNTING DEPARTMENT  
220-1651 COMMERCIAL DR  
VANCOUVER BC V5L 3Y3  
(BB1513361)

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**From:** [Ryan, Pat \(CBO\)](#)  
**To:** [FOI Mailbox](#)  
**Subject:** FW: FOI Request: Our File No. 2018-407 - Request for Records (due Aug. 8)  
**Date:** Monday, July 30, 2018 10:10:11 AM

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**From:** Ryan, Pat (CBO)  
**Sent:** Monday, July 30, 2018 8:34 AM  
**To:** Gorra, Annie  
**Subject:** FOI Request: Our File No. 2018-407 - Request for Records (due Aug. 8)

[FOI Request: Our File No. 2018-407 - Request for Records \(due Aug. 8\)](#)

[This is all I have.](#)

[Pat](#)

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**From:** Ryan, Pat (CBO)  
**Sent:** Monday, September 25, 2017 1:31 PM  
**To:** Schwebs, Saul  
**Subject:** Fwd: 1885 E Pender

Can u follow up.

Thx

Pat

Pat Ryan M.Sc., P.Eng.  
Chief Building Official  
City of Vancouver  
***OQM Certified.***

Begin forwarded message:

**From:** "Renning, Rob" <[rob.renning@vancouver.ca](mailto:rob.renning@vancouver.ca)>  
**To:** "Ryan, Pat (CBO)" <[patrick.ryan@vancouver.ca](mailto:patrick.ryan@vancouver.ca)>  
**Cc:** "Bryant, Raymond" <[Raymond.Bryant@vancouver.ca](mailto:Raymond.Bryant@vancouver.ca)>, "Cheung, Rick" <[rick.cheung@vancouver.ca](mailto:rick.cheung@vancouver.ca)>, "Randall, Bruce" <[Bruce.Randall@vancouver.ca](mailto:Bruce.Randall@vancouver.ca)>  
**Subject:** FW: 1885 E Pender

[Pat,](#)

[Can you look into this for us from your side? It appears that nothing is being done and concerns are being raised by our inspection staff and Operations staff.](#)

**Rob Renning**  
**Deputy Chief Community Safety**  
**Vancouver Fire and Rescue Services**  
**#306 – 456 West Broadway**  
**Tel 604 665 6066**  
**Fax 604 873 7872**  
New Picture



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**From:** Cheung, Rick  
**Sent:** September 19, 2017 10:59 AM  
**To:** Randall, Bruce; Shearer, Kevin; Bryant, Raymond  
**Cc:** Renning, Rob  
**Subject:** 1885 E Pender

FY reference. Looked up address in POSSE, under "REPORTS".

Outstanding Building Order from 2011.  
Building Inspector follow up in 2011.  
Building Inspector follow up in 2016.

Regards,

Rick Cheung, P.Eng., CP, FEC  
Assistant Chief - Fire Protection Engineer UEL/UBC

2992 Wesbrook Mall  
Vancouver, BC V6T 2B7  
Ph. 604-873-7028

Fire Prevention Division | [Vancouver Fire and Rescue Services](#) | [City of Vancouver](#)