

File No.: 04-1000-20-2020-038

February 25, 2020

s.22(1)

Dear s.22(1)

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

I am responding to your request of January 15, 2020 for:

Records including emails, complaints, communications, city orders, notices or reports regarding 2910 Renfrew St (could also be 2910 - 2916 Renfrew St or the Ropongji Café).

Date Range: January 1, 2006 - January 15, 2020

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.15(1)(l) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

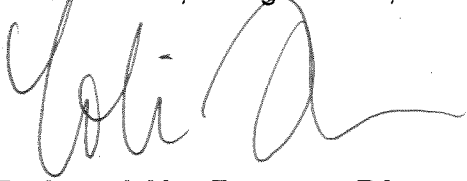
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca 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 (#04-1000-20-2020-038); 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 if you have any questions.

Yours truly,

Cobi Falconer, Acting Director, ATIP,

A handwritten signature in dark ink, appearing to read 'Cobi A', with a long horizontal flourish extending to the right.

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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt



MEMORANDUM

Sept 10, 2009

TO: Zeny Castro
Tax Department

COPY: Samson Chu
Accounting Services

FROM: Catherine Wong
Manager, By-law Administration

SUBJECT: 2910 Renfrew Street
Lot 6, Block A, Section 43, Plan 11660, DL THSL

Diary? No X Yes

To:

Date: Init: sm

Adding board up, clean up and debris removal costs to the tax roll
Invoice No. 0018092286 - \$ 450.45

Attached is the Director of Finance approval for the adding of the above charges to the tax roll.

Please process this request and provide confirmation to this office once the charge has been added, so that we can update our records accordingly.

C. Wong

CW/sm

Encl.



INVOICE

MAIL CHEQUE OR MONEY ORDER TO:

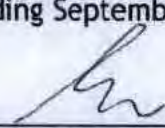
City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1
Telephone 604.873.7202

INVOICE NO: 0018092286
DATE: 2009/07/24
To: 0803985 BC LTD
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

YOUR REFERENCE:

OUR REFERENCE:

Outstanding September 2, 2009


Approved for Transfer to Property Tax:
Esther Lee, Director of Financial
Services**DETAILS****AMOUNT**

RE: 2910 RENFREW STREET
LOT 6, BLOCK A, SECTION 43, PLAN 11660, DL THSL

THE COST OF BOARDING UP THE BUILDING, CLEANING UP AND DEBRIS REMOVAL
AT THE ABOVE LOCATION ON JULY 2ND, JULY 3RD AND JULY 7TH, 2009, UNDER
ARTICLE 1A.6.2.2 OF DIVISION C OF THE BUILDING BY-LAW AND SECTION 6
OF THE UNTIDY PREMISES BY-LAW

\$ 429.00

NOTE: IF THIS INVOICE REMAINS UNPAID AFTER AUGUST 27TH, 2009, THE AMOUNT
OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE
CHARGED BY THE PROPERTY TAX OFFICE

FOR QUESTIONS, PLEASE CONTACT CATHERINE WONG AT (604) 873-7535

P.S.T. \$ 0.00

*G.S.T. \$ 21.45

Total Amount Payable \$ 450.45**Payment of this invoice is NOW DUE**

G.S.T. NUMBER R121361042

THE CITY OF VANCOUVER CHARGES A \$35 ADMINISTRATIVE FEE FOR ANY DISHONOURD CHEQUE

REMITTANCE STUB**CITY OF VANCOUVER**

City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1
Telephone 604.873.7202

INVOICE No: 0018092286

DATE: 2009/07/24

TOTAL PAYABLE: \$450.45**0803985 BC LTD**

- * PLEASE WRITE THIS INVOICE NUMBER ON YOUR CHEQUE OR MONEY ORDER
- * INCLUDE THIS STUB WITH YOUR PAYMENT

Folio: 280-670-66-0000

Civic: 2910 RENFREW ST

Size: 66.09 121.67 WIDTH/DEPTH

Pid: 006-866-468

Legal: LOT 6 BLOCK A SECTION 43 PLAN 11660 DISTRICT
LOT THSL NEW WESTMINSTER LOT 5, BLOCK A, PLAN
11660, DISTRICT LOT THSL, SECTION 43, NEW
WESTMINSTER LAND DISTRICT.

Owner: 0803985 B C LTD

5296 MCKINNON ST

VANCOUVER BC V5R 4C6

(CA627007)

Date: 09/09/10
Requestor: (PG14135)

TITLE SEARCH PRINT
CITY OF VANCOUVER
TITLE - CA627007

Time: 10:02:44

VANCOUVER LAND TITLE OFFICE TITLE NO: CA627007
FROM TITLE NO: BW429490

APPLICATION FOR REGISTRATION RECEIVED ON: 15 NOVEMBER, 2007
ENTERED: 20 NOVEMBER, 2007

REGISTERED OWNER IN FEE SIMPLE:
0803985 B.C. LTD., INC.NO. 0803985
5296 MCKINNON STREET
VANCOUVER, BC
V5R 4C6

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 006-866-468
LOT 6 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS: NONE

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

EASEMENT AND INDEMNITY AGREEMENT
475549M 1968-09-12 15:33
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
475549M
REMARKS: INTER ALIA

MORTGAGE
CA627213 2007-11-15 11:09
REGISTERED OWNER OF CHARGE:
FISGARD CAPITAL CORPORATION
INCORPORATION NO. C063095
CA627213
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS
CA627214 2007-11-15 11:09
REGISTERED OWNER OF CHARGE:
FISGARD CAPITAL CORPORATION
INCORPORATION NO. C0603095
CA627214
REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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



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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
E. Hildebrandt
District Building Inspector
at 604.873.7968
I.R. No. BI 28735
EN No. 031526

ORDER

June 5, 2006

s.22(1)

2910-2916 Renfrew Street
Vancouver, BC
V5M 3K6

lev PXX +
Title Search

Diary? No..... Yes...✓

To: E. Hildebrandt

12 June 2006

Date:..... Init: SS

EN #: 031526

June 19 2006

Dear Sir/Madam:

RE: 2910-2916 Renfrew Street (2910 Renfrew Street)

The District Building Inspector has been unable to gain entrance to your building at the above location to inspect it for compliance with the Vancouver Building By-Law.

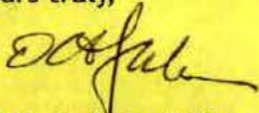
Further, we call to your attention, Article 1A 6.1.1. of the Vancouver Building By-law, which states in part:

*"The **Chief Building Official** and any person authorized to act on behalf of the **Chief Building Official**, may enter any **building** or premises at any reasonable time for the purpose of administering or enforcing this By-law, or if there is reason to believe an **unsafe condition** exists."*

A Building Inspector shall be returning to your building at the above location on **June 19, 2006 at 11:30 am** to inspect same for compliance with the Building By-law and you are requested to provide access to **all areas** of your building. If this is not a reasonable time for an inspection you or your agent must contact **E. Hildebrandt** of this Department, at **604.873.7968**, between the hours of **8:30 to 9:15 am**, Monday to Friday, **within 14 days** of the date of this letter, to make other arrangements for the inspection.

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

Yours truly,

A handwritten signature in black ink, appearing to read 'D. H. Jackson', written over the typed name.

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

EH/si

2006/06/05 13.41.47 <= Permits PRISM Properties => City of Vancouver
PSA550.00 PSP150X Property Tax Inquiry
Address: 2910-2916 RENFREW Co-ordinate: 280-670-66-0000

Lot code	: 0 STANDARD DIMENSIONS	Neighbourhood code	: 022
Width	: 66.09 FT	Postal code	: V5M 3K6
Length	: 121.67 FT	Zone code	:
Area	: 8,041.17 SF	Record status	: ACTIVE
Land value	: \$442,000 (2006)	Plan number	: 11660
Impr value	: \$106,000 (2006)	Homeowner grant	: No

Number of owners: 1

s.22(1)

s.22(1)

Legal description:

H Lot	Block	Sect	Town	Ra	Plan	DL	LD
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2910-2916 RENFREW ST
VANCOUVER BC
V5M 3K6

LOTS 5&6 BLK A SEC 43 THSL

F1=Help F2=Print F12=Return

F13=Additional owners

Date: 06/06/05 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - BW429490

Time: 15:49:51
Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: BW429490
 FROM TITLE NO: GD36691

APPLICATION FOR REGISTRATION RECEIVED ON: 16 SEPTEMBER, 2004
 ENTERED: 04 OCTOBER, 2004

REGISTERED OWNER IN FEE SIMPLE:

s.22(1)

2910 - 2916 RENFREW STREET
VANCOUVER, BC
V5M 3K6

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 006-866-468
LOT 6 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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EASEMENT AND INDEMNITY AGREEMENT

475549M	1968-09-12	15:33
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REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

475549M

REMARKS: INTER ALIA

MORTGAGE

BW429491	2004-09-16	14:57
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REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429491

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BW429492	2004-09-16	14:57
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REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429492

REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

CONTINUES ON PAGE 002

Date: 06/06/05	TITLE SEARCH PRINT - VANCOUVER	Time: 15:49:51
Requestor: (PG14135)	CITY OF VANCOUVER	Page: 002
	TITLE - BW429490	

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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



IR Number UI 44201 EN Number EN 065050 Date of Inspection (yyyy/mm/dd) 2010/11/16
Main Address 2910 RENFREW ST Specifics and/or Suite # VACANT BUILDING
Secondary Address
Tenant Number of Storeys
Owner 0803985 B C LTD Permit Number
Agent JAMES s.22(1) Approved Use of Building/Land
District Zone C-1 Present Use of Building/Land VACANT BUILDING
Business License

Reason for Inspection RECHECK - NUISANCE ORDER DATED 2010 OCT 05

Narrative/Observations

THIS VACANT BUILDING/SITE IS STILL IN A RUN-DOWN STATE:

- THERE ARE S/M EXTERIOR ISSUES (REQUIRES CLEANING, BROKEN WINDOWS, REAR STAIR IN DISREPAIR, ETC);
- THERE IS STILL LOTS OF GRAFFITI ON THE BUILDING; AND
- THERE IS STILL DEBRIS IN THE PARKING AREAS - NORTH AND WEST SIDES OF THE SITE.

NOTE: SEPARATE SPECIFIC U/T ORDER SENT ON 2010 NOV 08 AFTER THE R/O AGENT, JAMES, FAILED TO COMPLY WITH A VERBAL ORDER. IT IS DUE FOR A RECHECK ON 2010 NOV 19, AT WHICH TIME I WILL REFER THE MATTER FOR CONTRACTOR CLEAN-UP.

WHEN I GAVE THE VERBAL ORDER TO JAMES TO CLEAN UP DEBRIS ON THE SITE (OCT 13), HE INDICATED THAT THEY WERE IN RECEIPT OF THIS 2010 OCT 05 NUISANCE ORDER TO OBTAIN A DEMOLITION PERMIT AND DEMOLISH THIS BUILDING. HOWEVER, HE INDICATED THAT THEY INTEND TO RESUBMIT NEW PERMIT APPLICATIONS TO RENOVATE THE EXISTING BUILDING RATHER THAN DEMOLISH IT. I REPLIED THAT IF THIS IS THEIR INTENTION, THEY WOULD STILL HAVE TO HAVE THEIR PERMIT APPLICATIONS SUBMITTED BY THE TIME THE ORDER EXPIRES ON NOV 15.

TO DATE (NOV 17), NO PERMIT APPLICATIONS HAVE BEEN SUBMITTED. FURTHERMORE, THERE IS NO INDICATION ON PRISM OR DOMINO TO SUGGEST THAT THERE HAVE EVEN BEEN ANY PERMIT ENQUIRIES MADE.

Requirements

NUISANCE SITE STILL IN A DERELICT STATE.

Recommendations

CARLENE ROBBINS / PATTIE HAYES - FYA.

Photos Yes Digital No
Taken? Regular

Date Report Made: November 17, 2010

Alvin Martin
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: CARLENE ROBBINS, PATTIE HAYES

FYI to:

IR Number UI 44201 EN Number EN Date of Inspection (yyyy/mm/dd) 2010/11/16

TOM HAMILTON
Manager / Supervisor



CITY OF
VANCOUVER

COMMUNITY SERVICES GROUP
Licences and Inspections

COMPLAINT FORM

CF
EN

082546

Address of Premise Involved:

Date:

Owner/Manager:

Phone Number:

Name of Complainant:

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:

fm

Nature of Complaint:

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

VACANT BLDG.
ACCESSIBLE TO PUBLIC
(EAST SIDE)

SOUTH OF CHEVRON STATION
ADDRESS (VISITS) HAVE BEEN
REVOKED.

Call Complainant Back: ☐ Yes ☒ No

Call Complainant To Arrange Inspection Time: ☐ Yes ☐ No

Received By:

Referred To:

Route: ☐ Yes ☐ No



IR Number	UI 40060	EN Number	053826	Date of Inspection (yyyy/mm/dd)	2009/07/03
Main Address	2910 RENFREW			Specifics and/or Suite #	VACANT BUILDING
Secondary Address					
Tenant				Number of Storeys	
Owner	0803985 B C LTD			Permit Number	
Agent				Approved Use of Building/Land	
District Zone	C-1			Present Use of Building/Land	VACANT BUILDING
Business License					

Reason for Inspection REQUEST FOR INFORMATION -
VBBL CONTRACTOR BOARD-UP AND CONTRACTOR U/T CLEAN-UP

Narrative/Observations

CONTRACTOR KEN WAKEFIELD AND HIS CREW HAVE BEEN WORKING ON CLEANING THIS SITE UP FOR THE PAST TWO DAYS.

THE R/O SHOWED UP THIS MORNING, ASKING KEN TO STOP AND INDICATING THAT HE WILL FINISH THE JOB HIMSELF.

KEN CALLED ME AND I SPOKE TO THE R/O BY PHONE. I NOTED THAT BOTH THE VBBL ORDER AND U/T ORDER HAVE LONG SINCE EXPIRED. WHAT LITTLE HAD BEEN DONE BY THE R/O TO DATE TO RECTIFY THE BY-LAW VIOLATIONS HAS BEEN FAR FROM SATISFACTORY, WHICH IS WHY KEN IS NOW OUT ON SITE.

I ADVISED HIM THAT HE IS GOING TO BE BILLED FOR THE WORK DONE TO DATE, REGARDLESS OF WHOEVER COMPLETES THE JOB.

I ALSO FOREWARNED HIM THAT IF KEN WERE TO STOP NOW, AND I WAS TO GO BACK OUT FOR A RECHECK NEXT WEEK ONLY TO FIND THAT THE R/O'S WORK IS STILL UNSATISFACTORY, I AM GOING TO HAVE KEN COME BACK TO FINISH THE JOB. IF THIS WERE TO HAPPEN, THE R/O IS GOING TO END UP WITH TWO CONTRACTOR BILLS TO PAY, NOT ONE.

I HAD HOPED THAT THIS WOULD DETER THE R/O IN ORDER FOR HIM TO ALLOW KEN TO CONTINUE THE WORK IN PROGRESS. HOWEVER, HE IS INSISTENT THAT HE WANTS TO FINISH THE JOB HIMSELF.

I SPOKE TO HIM ABOUT THE REQUIRED BOARD-UP, NOTING THAT ALL OF THE OPEN SECOND FLOOR LEVEL WINDOWS NEED TO BE BOARDED-UP, AS WELL AS THE TRANSOM WINDOWS ABOVE THE DOORS AT THE FIRST FLOOR WINDOWS. HOWEVER, I ALSO NOTED THAT THE EXISTING BOARDING ON THE FIRST FLOOR WINDOWS IS INSUFFICIENT. THE BOARDING IS SUPPOSED TO BE ENOUGH TO COVER THE ENTIRE OPENING WITH AN OVERLAP AT THE WALL. ALL OF THE EXISTING FIRST FLOOR BOARDING COVERS MOST - BUT NOT ALL - OF THE FIRST FLOOR OPENINGS. GAPS ARE LEFT ABOVE AND BELOW THE BOARDING, WHICH IS UNACCEPTABLE.

I NOTED THAT THERE IS ALSO A GRAFFITI ORDER, WHICH THE R/O INDICATED THAT HE IS AWARE OF. FURTHERMORE, HE NOTED (AS I HAD IN PREVIOUS REPORT # UI39981) THAT THERE ARE NEW TAGS ON THE BUILDING.

IN THE END, I RELENTED AND AGREED TO HAVE KEN STOP WORK FOR NOW. HOWEVER, I STRESSED THAT I WILL BE BACK FOR A RECHECK NEXT WEEK, AND I MAY HAVE KEN BACK OUT AGAIN TO FINISH THE JOB IF THE WORK IS STILL UNSATISFACTORY.

I THEN ADVISED KEN TO TAKE PHOTOS OF WHAT HE HAS DONE SO FAR, AND I WILL CLEAR THE JOB FOR CONTRACTOR PAYMENT FOR THE WORK DONE TO DATE. I ADVISED KEN THAT I MIGHT HAVE HIM COME BACK OUT NEXT WEEK.

IR Number UI 40060

EN Number

Date of Inspection (yyyy/mm/dd) 2009/07/03

Requirements

VBBL AND U/T WORK INCOMPLETE.

Recommendations

OK TO PAY KEN WAKEFIELD FOR WORK DONE TO DATE.

R/O TO COMPLETE VBBL BOARD-UP AND U/T CLEAN-UP. HE IS ALSO AWARE OF GRAFFITI ORDER REQUIREMENTS.

JOURNAL-DIARISED RECHECK = 2009 JULY 07.

Photos	Yes	Digital	No
Taken?		Regular	

Date Report Made: July 3, 2009

Alvin Martin

Inspector's Name

For Manager or Supervisor Use OnlyFile: Approval / Use ☒ Enforcement Project / Permit

FYA to: file

FYI to:

L.Urekar

Manager / Supervisor

Maxwell Claims Services Inc.

Garry Daniels

301 - 2515 Burrard Street
Vancouver, B.C. Canada V6J 3J6
Tel.: (604) 683-5665 Fax: (604) 683-5765
Cell: (604) 671-3920 Toll Free: 1-800-658-8668
E-mail: gdaniels@maxwellclaims.net

**IF ANY / ALL INFORMATION
ENTRY AUTHORITY**

Date: *10 April 2006*
File No.: *11134*

To whom it may concern:

s.22(1)

I

D.O.B.

a) Give permission to Maxwell Claims Services Inc. and/or any appointed representative to examine and investigate

b) Give permission to Maxwell Claims Services Inc. and/or any appointed representative to enter and remove any items as exhibits from:

2910-2916 Renfrew St. Vancouver.

c) Hereby request, authorize and allow Maxwell Claims Services Inc. to view, copy, or be furnished with a copy, or to be given details of all recorded information as reference material in connection with their ongoing case from the following:

Government authority, Provincial Government Agency, residential or commercial landlord, retailer, wholesaler, importer/exporter/distributor or any other business, Revenue Canada, Workers Compensation Board, physician, hospital, property tax, alarm monitoring company, police officer, police department, fireman, fire department and Fire Commissioners Office.

d) Maxwell Claims Services Inc. and/or any representative have been given this authority

s.22(1)

.....
Witness

s.22(1)

X
.....
Authorized by

*BCDL: 3578029
GARRY G. DANIELS*

*MI-428356
JW. 447565
PAD Deb.000185*

July 18/06

*GAVE GARRY DANIELS COPIES OF
LETTER OF "STOP WORK NOTICE"
DATED APRIL 7/2005 & DB 420809
DATED AUGUST 23/2005. (DID NOT
BLACK OUT THE NAME OF THE OWNER).*



Building Inspection Report

Page 1 of 1

IR Number BI 28735 Date of Inspection (yy/mm/dd) 06/June/05
Property Address 2910 Renfrew Specifics of Property Address whole building
Tenant n/a Number of Storeys 2
Owner s.22(1) Permit Number fire list
Contractor c/o owner Approved Use of Building/Land restaurant
Contractor's Business License Account req Present Use of Building/Land restaurant
Reason for Inspection Diary re-check on 30 day access letter dated May 4/06.

Narrative/Observations

No inspection has been booked to survey damage caused by fire.

Requirements

Owner to provide access to the entire building.

Recommendations

Send owner a detailed access order for June 19/06 at 11:30 am.

Photos Taken? ☐ Yes ☒ No Notice Posted? ☐ Yes ☒ No Type of Notice?

Date Report Made (yy/mm/dd) June 5, 2006 Erv Hildebrandt
Inspector

For Supervisor Use Only

☐ E File ☐ Recheck by Inspector in _____ days
☐ Copy to _____ attention in _____ days
☒ X Refer to Cindy Frison if no _____

PRS
Supervisor

C:\Documents and Settings\plmc\Local Settings\Temporary Internet Files\OLK56\BI28735.wpd

Date	Inspector	Type of Inspection	Remarks
Nov 14/05	EA	FRAMING P/A - LOP	SHAFT WALL - NO START INS LAYOUT APP
Dec 21/05	EA	SHAFT WALL APP	
Dec 22/05	ELH	PHOTOS FOR FIRE CAULK REC'D BY E MAIL	

DB 438538



DB 438538



DB 438538





DB 438538



DB 438538



DB 438538



January 26, 2011

REGISTERED MAIL

Dear Interested Party:

RE: Nuisance Building at 2910 Renfrew Street

The above-noted Administrative Report dated December 22, 2010, will be considered by Vancouver City Council's Standing Committee on City Services and Budgets at its meeting on:

DATE:	Thursday, February 3, 2011
TIME:	9:30 am
PLACE:	Council Chamber Third Floor, City Hall

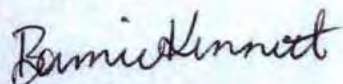
The agenda for the meeting and the relevant report can be viewed at: vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm no later than the Friday preceding the meeting. Hard copies will also be available upon request at that time.

If you wish further information on this matter, please contact Will Johnston at 604.873.7515 or Tom Hamilton at 604.871.6071. If you wish to address the Standing Committee, please call me at 604.873.7269, by 1:00 pm on Wednesday, February 2, 2011. Please note speakers are requested to limit their comments to no longer than five minutes.

You may also communicate your thoughts on the issue to the Mayor and Councillors by emailing mayorandcouncil@vancouver.ca and we will ensure Council receives all correspondence before the matter is considered.

For your information, all meetings of Council are webcast and can be viewed at: vancouver.ca/ctyclerk/mayorcouncil/councilmeetings/video.htm. The minutes for this meeting can be viewed at: vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm approximately two days following the meeting. Hard copies of the minutes are available upon request.

Yours truly,



Bonnie Kennett
Meeting Coordinator

tel: 604.873.7269

City Clerks Office e-mail: info@vancouver.ca

COMMUNITY SERVICES	
Reg. No.	
JAN 27 2011	
ORIGINAL TO:	
COPY TO: <i>WM Johnston</i>	
<i>T. Hamilton</i>	

cc: Will Johnston, Director of Licences & Inspections/Chief Building Official
Tom Hamilton, Property Use Inspector Supervisor

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mr. D. Mueske
District Property Use Inspector
Property Use Branch
at 604.873.7586
I.R. No. U154028/EN103053

January 7, 2015

ORDER

0803985 BC Ltd.
5296 McKinnon Street
Vancouver, BC V5R 4C6

} Tempest
Co. Search

Diary? No..... Yes ☒
To: Darven Mueske
Date: Jan 22/15 Init: GB
EN #: 103053

Dear Sir/Madam:

MA
RE: 2930 Renfrew Street (2928 and 2930 Renfrew Street)
Lot 4 to 6 Block A, Section 43, Plan VAP11660, District Lot THSL NWD

The District Property Use Inspector reports that the north and east elevations of your building at the above location has been defaced with graffiti (on the concrete-block exterior), in contravention of the Graffiti By-law.

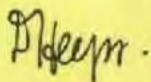
Under Section 6 of the Graffiti By-law, as owner of the property, you are **ORDERED TO REMOVE THE GRAFFITI FROM THE NORTH AND EAST ELEVATIONS OF YOUR BUILDING, ON OR BEFORE JANUARY 21, 2015**, and thereafter maintain the building free of graffiti.

IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO REMOVE THE GRAFFITI AS AUTHORIZED UNDER SECTION 7 OF THE GRAFFITI BY-LAW.

For your information, the average cost of this type of work is currently up to \$2,000.00 depending on the amount of graffiti and type of exterior cladding material.

IF THE COSTS INCURRED ARE NOT PAID, THE CITY CAN COLLECT THEM BY ADDING THEM TO YOUR PROPERTY TAXES.

Yours truly,



D. Heeps for
Director of Licenses & Inspections

DM/gb

Copy: Posted on Building

Folio: 280-670-50-0000

Pid: 006-804-829

Civic: 2928 RENFREW ST

Legal: LT 4 BLK A SEC 43 PL VAP11660 DL THSL NWD

Size: 33.17 121.68 WIDTH/DEPTH

Owner: 0803985 BC LTD

5296 MCKINNON ST

VANCOUVER BC V5R 4C6

(CA627005)

Folio: 280-670-66-0000

Civic: 2928 RENFREW ST

Size: 66.09 121.67 WIDTH/DEPTH

Pid: 006-866-468

Legal: LT 6 BLK A SEC 43 PL VAP11660 DL THSL NWD

Owner: 0803985 BC LTD

5296 MCKINNON ST

VANCOUVER BC V5R 4C6

(CA627007)



BC Company Summary

For
0803985 B.C. LTD.

Date and Time of Search: January 06, 2015 02:03 PM Pacific Time
Currency Date: December 04, 2014

ACTIVE

Incorporation Number: BC0803985
Name of Company: 0803985 B.C. LTD.
Recognition Date and Time: Incorporated on September 28, 2007 09:53 AM Pacific Time
Last Annual Report Filed: September 28, 2014
In Liquidation: No
Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA
Delivery Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA
Delivery Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
ko, james c

Mailing Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA
Delivery Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

OFFICER INFORMATION AS AT September 28, 2014

Last Name, First Name, Middle Name:

ko, james ching cheong

Office(s) Held: (President)

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA



CITY OF VANCOUVER
COMMUNITY SERVICES
Support Services

35 MM PHOTOS

Submitted by Contractor

TO DOMINO

Main address: 2910 Renfrew

Secondary address (if applicable): 2916 Renfrew

Specifics: Lot 4, 5, and 6, Block A, Sec 43, THSL Plan 11660

Type of work done & invoice #: 696

Board up of rear door and back window

Name of contractor: Rock solid Property Services.

Date "after" photo(s) taken: none

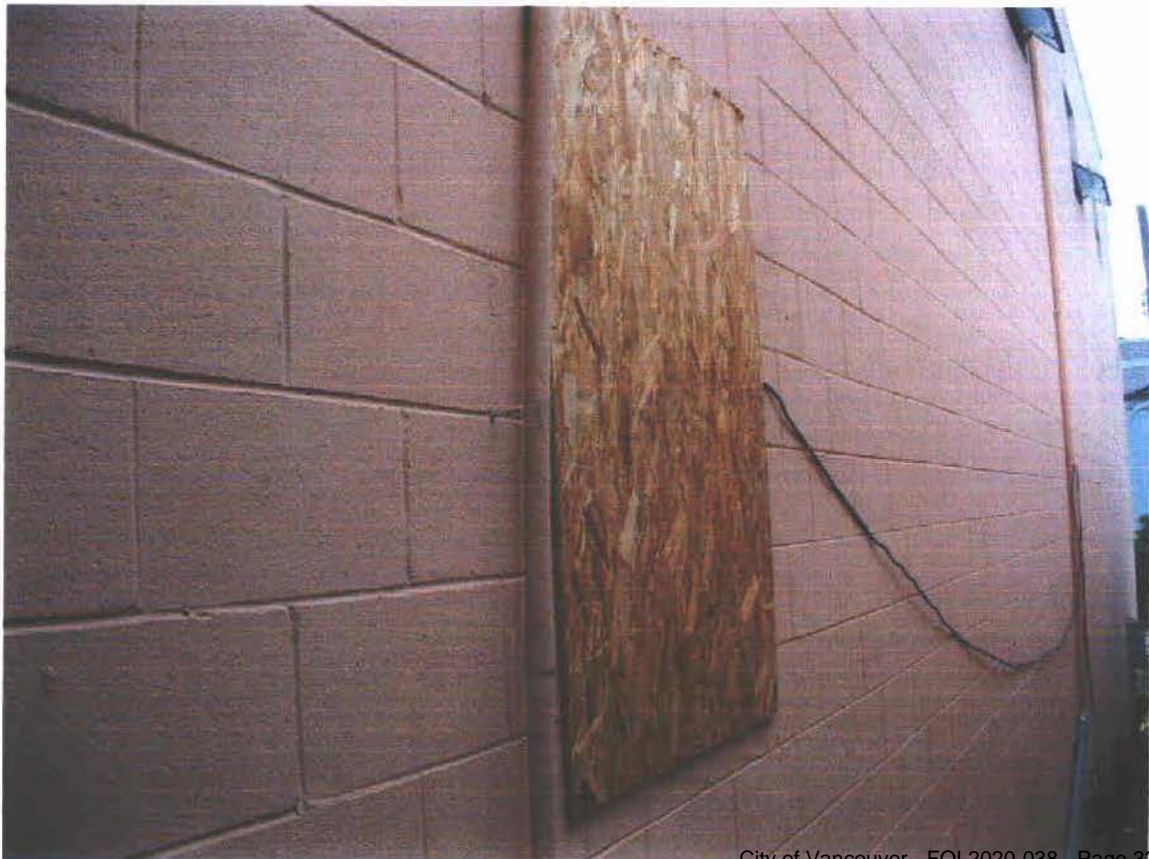
Date of related order (if applicable): June 20/06

Related Inspection Report (IR) number: B1 28891

Related Enforcement (EN) number: 032495

Submitted to Domino by: Steve Thiaru

2910 Renfrew







IR Number	UI 40118	EN Number	053826	Date of Inspection (yyyy/mm/dd)	2009/07/07
Main Address	2910 RENFREW ST			Specifics and/or Suite #	VACANT BUILDING
Secondary Address					
Tenant				Number of Storeys	
Owner	0803985 B C LTD			Permit Number	
Agent				Approved Use of Building/Land	
District Zone	C-1			Present Use of Building/Land	VACANT BUILDING
Business License					

Reason for Inspection RECHECK - VBBL CONTRACTOR BOARD-UP AND CONTRACTOR U/T CLEAN-UP

Narrative/Observations

THERE IS STILL DEBRIS ON THE SITE (TREE BRANCHES).

ALSO, IT APPEARS THAT A MINIMAL AMOUNT OF BOARD-UP (BEYOND WHAT WAS ALREADY THERE PRIOR TO MY LAST RECHECK) HAS BEEN DONE. WINDOW OPENINGS STILL HAVE NOT BEEN FULLY COVERED SO THAT THE BOARDING COMPLETELY COVERS AND OVERLAPS THE OPENINGS AS WE HAD DISCUSSED LAST WEEK. ALSO, MISSING OR BROKEN SECOND FLOOR WINDOWS HAVE BEEN REPLACED WITH NEW WINDOWS, AS OPPOSED TO BOARDING.

I CALLED KEN AND ASKED HIM TO COME OUT AND FINISH THE JOB THAT HE HAD STARTED LAST WEEK (UI40060).

NOTE: THERE WAS A SMALL TRAILER ON THE SITE, INTO WHICH SOME OF THE YARD WASTE HAD BEEN LOADED. I THOUGHT THAT CLEAN-UP WORK MIGHT ACTUALLY BE IN PROGRESS, SO I CAME BACK TO THE SITE APPROXIMATELY AN HOUR LATER. THE TRAILER WAS STILL THERE AND THERE HAD BEEN NO CHANGE OTHERWISE.

AS I THOUGHT HE MIGHT, THE R/O AGENT, JAMES, SHOWED UP AGAIN AFTER KEN GOT BACK TO WORK. JAMES CALLED ME FROM THE SITE s.22(1) AND AGAIN ASKED ME TO HAVE KEN STOP WHAT HE WAS DOING.

I REPLIED THAT I HAD ALREADY GIVEN HIM AN OPPORTUNITY TO FINISH THE CLEAN-UP / BOARD-UP HIMSELF ONCE ALREADY.

HE RESPONDED THAT I SHOULD NOTIFY HIM BEFORE I SEND THE CONTRACTOR BACK OUT AGAIN. I REMINDED HIM THAT I HAD FOREWARNED HIM THAT I WOULD BE BACK THIS WEEK TO RECHECK, AND THAT I WOULD BE HAVING KEN COME BACK OUT IF NECESSARY.

HE CLARIFIED THAT HE MEANT THAT I SHOULD SEND HIM A LETTER (TELLING HIM THAT I AM GOING TO HAVE KEN COME BACK OUT). I REMINDED HIM THAT ORDERS HAD ALREADY BEEN SENT OUT - THE U/T ORDER ON 2009 JUNE 09 AND THE VBBL ORDER ON 2009 JUNE 04. I INFORMED HIM THAT BOTH ORDERS HAVE LONG SINCE EXPIRED - THE VBBL ORDER AS OF 2009 JUNE 11 AND THE U/T ORDER AS OF 2009 JUNE 22. I NOTED THAT COPIES OF BOTH ORDERS WOULD HAVE BEEN FORWARDED TO THE R/O VIA REGULAR AND REGISTERED MAIL, AND FURTHERMORE, COPIES OF BOTH ORDERS WERE POSTED ON THE SITE MYSELF.

I INFORMED HIM THAT BOTH ORDERS ARE STILL IN EFFECT, AND THAT IT IS UNNECESSARY TO NOTIFY R/O'S ANY FURTHER THAN THAT.

IN SHORT, THE R/O'S WERE GIVEN SUFFICIENT NOTIFICATION AND AMPLE OPPORTUNITY TO ADDRESS THE ISSUES LONG BEFORE THE CONTRACTOR BECAME INVOLVED, AND WERE EVEN GIVEN ONE LAST CHANCE AFTER THE CONTRACTOR HAD ALREADY STARTED THE CLEAN-UP.

HE THEN SUGGESTED THAT THE ONLY YARD WASTE DEBRIS LEFT ON THE SITE WAS ACTUALLY NEW CUTTINGS FROM BUSHES ON THE OTHER SIDE OF THE BUILDING THAT HE HAD DECIDED TO REMOVE ON HIS OWN "TO MAKE THE SITE LOOK BETTER". I RESPONDED THAT THIS IS UNLIKELY, SINCE A LOT OF THE YARD WASTE THAT I HAD OBSERVED DURING THIS RECHECK WERE THE TREE BRANCHES WITH THE DEAD RED LEAVES. IN OTHER WORDS,

IR Number UI 40118

EN Number

Date of Inspection (yyyy/mm/dd) 2009/07/07

THERE MAY HAVE POSSIBLY BEEN NEW YARD WASTE (WHICH WOULD STILL BE GREEN IF THEY WERE FRESHLY CUT), BUT THE EXISTING YARD WASTE OBSERVED DURING EARLIER INSPECTIONS WAS WITHOUT QUESTION STILL THERE ON THE SITE.

I NOTED THAT THE BOTTOM LINE IS THAT I CAN NOT ALLOW AN INDEFINITE AMOUNT OF TIME FOR THE REQUIRED WORK. AT SOME POINT I DO HAVE TO HAVE THE CONTRACTOR COME IN TO ENSURE THAT THE JOB IS COMPLETED.

AFTER MY CONVERSATION WITH JAMES, I CALLED KEN AND INSTRUCTED HIM TO SEE THE JOB THROUGH TO COMPLETION AND TO NOT ALLOW THE R/O TO DISSUADE HIM THIS TIME, NOTING THAT I HAD ALREADY GIVEN THE R/O ONE OPPORTUNITY TO DO SO HIMSELF.

KEN ASKED ABOUT THE TRAILER LOADED WITH YARD WASTE (WHICH WAS STILL THERE). I ADVISED HIM THAT I WOULD HAVE TO DISCUSS THIS WITH THE SUPERVISOR, AND INSTRUCTED HIM TO TAKE AWAY EVERYTHING ELSE BUT THE TRAILER.

(NOTE: THE TRAILER IS OBVIOUSLY STILL IN OPERATING CONDITION SINCE IT APPEARS TO HAVE BEEN IN USE BY THE R/O FOR SITE CLEAN-UP. IT IS THEREFORE NOT SUBJECT TO S/M ENFORCEMENT.)

Requirements

VBBL AND U/T WORK STILL INCOMPLETE.

Recommendations

VEHICLE TRAILER: PUI SUPERVISOR LYNN UREKAR TO ADVISE.

FILE FOR INFO.

Photos Taken?	Yes	Digital Regular	No

Date Report Made: July 8, 2009

Alvin Martin

Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use ☒ Enforcement Project / Permit

FYA to: File (PUI to recheck trailer in 1 week and have contractor remove debris from trailer if still there - also to order trailer removed under Zoning By-law if still there).

FYI to:

Carlene Robbins

Manager / Supervisor

LICENCE AND INSPECTIONS DEPARTMENT


INSPECTION REPORT

IR 370758

Property Address 2910 RENNELL		Date of Inspection APR 3/06	
Name and Address of Property Owner/Agent W. MA		Specifics of Property Address WHOLE BUILDING	Permit No. N/A
Contractor N/A		Number of Storeys 2	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> RESTAURANT
Contractors Business Address N/A	Contractors Business Licence Account No. N/A	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> RESTAURANT	
Reason for Inspection FIRELIST			

NO ACCESS TO ASSESS DAMAGE

SEND OWNER 30 DAY ACCESS LETTER TO
PROVIDE ACCESS TO ENTIRE BUILDING

Date Report Made APR. 4/06	<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input type="checkbox"/> PLI <input type="checkbox"/> OTHER	E. HILDEBRANDT Inspector's Name	 Signature
----------------------------	--	---	------------------------------------	--

☒ File _____

☐ Carbon Copy to _____

☐ Refer to _____

☐ _____

☐ _____

☐ _____

OFFICE USE

☒ Recheck by Inspector in 30 days

☐ _____ attention in _____ days

if no _____



January 24, 2007

Library? No ☒ Yes ☐
 Title.....
 Date..... Inis: *ST*
 Ref. #.....

Adding board-up costs to the tax roll
Invoice No. 0018065519 - \$173.30

Please process this request and provide confirmation to this office once the charge has been added, so that we can update our records accordingly.

Encl.

CITY OF VANCOUVER

MAIL CHEQUE OR MONEY ORDER TO:
City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1
Telephone 604.873.7202

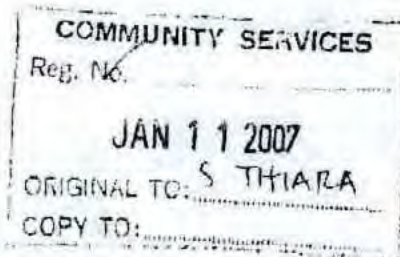
INVOICE

INVOICE # 0018065519

DATE: 2006/11/16

TO: s.22(1)

VANCOUVER BC s.22(1)
CANADA



YOUR REFERENCE:

OUR REFERENCE:

Outstanding on January 9th, 2007.

Approved for Transfer to Property Tax:
Esther Lee, Acting Director of
Financial Services

DETAILS

AMOUNT

RE: 2910-2916 RENFREW STREET
LOT 4,5, AND 6, BLOCK A, SEC 43, THSL, PLAN 11660

\$ 163.49

THE COST OF BOARDING UP THE BUILDING AT THE ABOVE LOCATION ON JULY 4, 2006
UNDER ARTICLE 1A.6.2.1.(1) OF THE VANCOUVER BUILDING BY-LAW

NOTE: IF THIS INVOICE REMAINS UNPAID AFTER DECEMBER 7, 2006, THE AMOUNT
OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE CHARGED
BY THE PROPERTY TAX OFFICE

FOR QUESTIONS, PLEASE CONTACT: CARELENE ROBBINS AT 604-873-7535

P.S.T.	\$	0.00
*G.S.T.	\$	9.81
Total Amount Payable	\$	173.30

Payment of this invoice is NOW DUE

G.S.T. NUMBER R121361042

THE CITY OF VANCOUVER CHARGES A \$20 ADMINISTRATIVE FEE FOR ANY DISHONOURD CHEQUE

CITY OF VANCOUVER

City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1
Telephone 604.873.7202

INVOICE

INVOICE #: 0018065519

DATE: 2006/11/16

TOTAL PAYABLE: \$173.30

s.22(1)

- * PAYMENT OF THIS INVOICE IS NOW DUE
- * PLEASE WRITE THIS INVOICE NUMBER ON YOUR CHEQUE OR MONEY ORDER
- * DO NOT SEND CASH IN THE MAIL
- * INCLUDE THIS STUB WITH YOUR PAYMENT

2007/01/24 11.17.17 <= Permits PRISM Properties => City of Vancouver
PSA550.00 PSP150X Property Tax Inquiry
Address: 2910 RENFREW ST Co-ordinate: 280-670-50-0000

Lot code : 0 STANDARD DIMENSIONS Neighbourhood code :
Width : 33.17 FT Postal code : V5M 3K6
Length : 121.68 FT
Area : 4,036.12 SF Record status : ACTIVE

Land value : \$282,000 (2007) Plan number :
Impr value : \$500 (2007) Homeowner grant : N

Number of owners: 1

s.22(1)

s.22(1)

Legal description:

H	Lot	Block	Sect	Town	Ra	Plan	DL	LD
	4	A	43			11660	THSL	NW

2910-2916 RENFREW ST
VANCOUVER BC V5M 3K6

F1=Help F2=Print F12=Return

F13=Additional owners

Date: 07/01/24 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - BW429489

Time: 12:32:48
Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: BW429489
 FROM TITLE NO: GD36690

APPLICATION FOR REGISTRATION RECEIVED ON: 16 SEPTEMBER, 2004
 ENTERED: 04 OCTOBER, 2004

REGISTERED OWNER IN FEE SIMPLE:

s.22(1)

2910 - 2916 RENFREW STREET
VANCOUVER, BC
V5M 3K6

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 006-866-441
LOT 5 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

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

EASEMENT AND INDEMNITY AGREEMENT

475549M	1968-09-12	15:33
---------	------------	-------

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

475549M

REMARKS: INTER ALIA

MORTGAGE

BW429491	2004-09-16	14:57
----------	------------	-------

REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429491

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BW429492	2004-09-16	14:57
----------	------------	-------

REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429492

REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

CONTINUES ON PAGE 002

Date: 07/01/24
Requestor: (PG14135)

TITLE SEARCH PRINT - VANCOUVER
CITY OF VANCOUVER
TITLE - BW429489

Time: 12:32:48
Page: 002

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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

Date: 07/01/24 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
TITLE - BW429490

Time: 12:34:28
Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: BW429490
FROM TITLE NO: GD36691

APPLICATION FOR REGISTRATION RECEIVED ON: 16 SEPTEMBER, 2004
ENTERED: 04 OCTOBER, 2004

REGISTERED OWNER IN FEE SIMPLE:

s.22(1)

2910 - 2916 RENFREW STREET
VANCOUVER, BC
V5M 3K6

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 006-866-468
LOT 6 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

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

EASEMENT AND INDEMNITY AGREEMENT

475549M	1968-09-12	15:33
---------	------------	-------

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

475549M

REMARKS: INTER ALIA

MORTGAGE

BW429491	2004-09-16	14:57
----------	------------	-------

REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429491

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BW429492	2004-09-16	14:57
----------	------------	-------

REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429492

REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

CONTINUES ON PAGE 002

Date: 07/01/24 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - BW429490

Time: 12:34:28
Page: 002

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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

Date: 07/01/24 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - BW429488

Time: 12:35:58
Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: BW429488
 FROM TITLE NO: GD36689

APPLICATION FOR REGISTRATION RECEIVED ON: 16 SEPTEMBER, 2004
ENTERED: 04 OCTOBER, 2004

REGISTERED OWNER IN FEE SIMPLE:

s.22(1)

2910 - 2916 RENFREW STREET
VANCOUVER, BC
V5M 3K6

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 006-804-829
LOT 4 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE

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

EASEMENT AND INDEMNITY AGREEMENT

475549M	1968-09-12	15:33
---------	------------	-------

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

475549M

REMARKS: INTER ALIA

MORTGAGE

BW429491	2004-09-16	14:57
----------	------------	-------

REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429491

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BW429492	2004-09-16	14:57
----------	------------	-------

REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429492

REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

CONTINUES ON PAGE 002

Date: 07/01/24 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - BW429488

Time: 12:35:58
Page: 002

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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

Land Inquiry - 280 670 50 0000: (RENFREW ST 2910)

Application

Edit

Options

Tools

Reports

LAND

Street

renfrew%

2007

Jan 24, 2007

	Folio	Street	House	U	Maintains comments for a single property.	ype	Property Number
269	280-655-49-00	RENFREW ST	2655	2059	18	3	LAND 1803709
270	280-670-03-00	RENFREW ST	2905	11660	12	Q	LAND 1806470
271	280-670-50-00	RENFREW ST	2910	11660	4	A	LAND 1809105
272	280-670-66-00	RENFREW ST	2910	11660	6	A	LAND 1809193
273	280-670-80-00	RENFREW ST	2942	11660	7	A	LAND 1809201
274	280-670-13-00	RENFREW ST	2943	11660			LAND 1806488
275	280-670-98-00	RENFREW ST	2950	11660	8	A	LAND 1809219
276	280-670-23-00	RENFREW ST	2955	11660	14	Q	LAND 1806496
277	280-670-33-00	RENFREW ST	2967	11660			LAND 1806504
279	280-670-43-00	RENFREW ST	2979	11660	16	Q	LAND 1806512
279	280-684-03-00	RENFREW ST	3005	11660	14	P	LAND 1806538
280	280-684-13-00	RENFREW ST	3019	11660			LAND 1806546
281	280-684-23-00	RENFREW ST	3033	11660	16	P	LAND 1806553

s 22(1)

2910-2916 RENFREW ST

VANCOUVER BC V5N 3K6

1

of 1

OWNER Sep 01, 2004 (00 REGISTERED OWNER)

NUM



IR Number	UI 54028	EN Number	EN 103052 EN 103053	Date of Inspection (yyyy/mm/dd)	2014/12/08
Main Address	2930 Renfrew st			Specifics and/or Suite #	
Secondary Address	2928 Renfrew st				
Tenant				Number of Storeys	
Owner	0803985 bc ltd			Permit Number	
Agent				Approved Use of Building/Land	vacant
District Zone				Present Use of Building/Land	
Business License					

Reason for Inspection Routine untidy premise / Routine graffiti inspection

Narrative/Observations

Inspection revealed:

UNTIDY PREMISE:

- Several piles of old wood scattered around site.
- Several piles of branches and cut bushes scattered around site.
- Old couch left at rear of property.
- Weeds overgrown.
- An abundance of miscellaneous debris scattered around the site.

REMOVE ALL DEBRIS FROM SITE.

GRAFFITI:

- Black spray paint tag on the north and east elevation of this concrete block building.
- Tags are at ground level.

PAINT GRAFFITI TAGS.

Requirements

Violation of untidy by law
Violation of graffiti by law

Recommendations

14 day order to remove debris and paint graffiti.

Photos Taken? ☒ Yes ☐ No

Date Report Made: December 9, 2014

Darren Mueske
Inspector's Name

IR Number UI 54028 EN Number EN 103052 Date of Inspection (yyyy/mm/dd) 2014/12/08

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Marisa Lee for UT order;
Gina Bawn for Graffiti letter/order;

FYI to:



Tom Hamilton

Manager / Supervisor

IR Number UI 54028 EN Number EN 103052 Date of Inspection (yyyy/mm/dd) 2014/12/08

Photo	Description
	Debris and branch pile
	Pile of old lumber

IR Number UI 54028 EN Number EN 103052 Date of Inspection (yyyy/mm/dd) 2014/12/08

Photo	Description
	Old couch and graffiti tags
	Old wood and misc. debris

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

D. Mueske
District Property Use Inspector
Property Use Branch
at 604.873.7586
I.R. No. UI 54028 / EN 103052

ORDER

January 12, 2015

0803985 BC Ltd.
5296 McKinnon Street
Vancouver, BC V5R 4C6

Diary? No _____ Yes ☒
To: D. Mueske
Date: Jan 26/15 Init: MJ

Dear Sir/Madam:

RE: 2928 - 2930 Renfrew Street
Lot 4 & 5 & 6 Block A Section 43 Plan VAP11660 District Lot THSL New Westminster

On December 8, 2014, our inspection services reported that your property at the above location contained considerable amounts of rubbish and discarded materials resulting in the site being in an untidy condition which is in contravention of the Untidy Premises By-law, as follows:

Onsite:

- Several piles of old wood scattered around the site;
- Several piles of branches and cut bushes scattered around the site;
- Old couch, left at the rear of property; and
- An abundance of miscellaneous debris scattered around the site

It was further reported that the weeds throughout the site at the above location are overgrown and not in keeping with the prevailing neighbourhood in violation of the Untidy Premises By-law.

Under Section 6 of the Untidy Premises By-law, as owner of the property, you are **ORDERED TO** remove this accumulation of rubbish and discarded materials and to cut the weeds throughout the site on or before **JANUARY 26, 2015** and to thereafter maintain the site in a tidy condition.

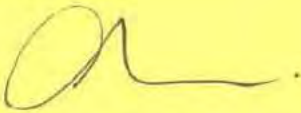
IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 6(2) OF THE UNTIDY PREMISES BY-LAW.

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

Please be advised that City Inspectors and crews are authorized to enter onto a site for the purpose of enforcing the by-laws. Gates and/or entry ways that are locked are subject to having the lock cut off and removed to permit access.

Furthermore, if any materials are found during the clean-up and require special handling or disposal methods, (e.g. solvents, asbestos, grease, etc.), the cost of the clean-up will likely increase and you will be responsible for the added costs. If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

Yours truly,

A handwritten signature in black ink, appearing to read 'Andreea Toma', with a stylized flourish at the end.

Andreea Toma, P. Eng.
Director, Licences & Inspections
Community Services, City of Vancouver

DM/ml

Copy: Posted on Site

Folio: 280-670-66-0000
Civic: 2928 RENFREW ST
Size: 66.09 121.67 WIDTH/DEPTH

Pid: 006-866-468
Legal: LOT 6 BLOCK A SECTION 43 PLAN VAP11660
DISTRICT LOT THSL NEW WESTMINSTER LOT 5,
BLOCK A, PLAN VAP11660, DISTRICT LOT THSL,
SECTION 43, NEW WESTMINSTER LAND DISTRICT.

Owner: 0803985 BC LTD
5296 MCKINNON ST
VANCOUVER BC V5R 4C6
(CA627007)

Folio: 280-670-50-0000
Civic: 2928 RENFREW ST
Size: 33.17 121.68 WIDTH/DEPTH

Pid: 006-804-829
Legal: LOT 4 BLOCK A SECTION 43 PLAN VAP11660
DISTRICT LOT THSL NEW WESTMINSTER

Owner: 0803985 BC LTD
5296 MCKINNON ST
VANCOUVER BC V5R 4C6
(CA627005)



BC Company Summary

For
0803985 B.C. LTD.

Date and Time of Search: January 12, 2015 10:00 AM Pacific Time

Currency Date: December 04, 2014

ACTIVE

Incorporation Number: BC0803985

Name of Company: 0803985 B.C. LTD.

Recognition Date and Time: Incorporated on September 28, 2007 09:53 AM Pacific Time

In Liquidation: No

Last Annual Report Filed: September 28, 2014

Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

ko, james c

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

OFFICER INFORMATION AS AT September 28, 2014

Last Name, First Name, Middle Name:

ko, james ching cheong

Office(s) Held: (President)

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

**Property Use Complaint - Fences - 101000258487**

Case Created: 1/22/2012 1:34:00 PM

Address of Premises Involved:

Address: 2910 RENFREW ST

Complainant:

Contact: s.22(1)
Address: s.22(1) VANCOUVER
Phone number: s.22(1)
Preferred contact: None

Request Details:

1. What is the nature of the concern?	Fences
2. If Other selected or there are Multiple Issues, provide details:	
3. If Business Licence selected, provide Business Name:	
4. If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site):	
5. If Pesticides selected, who applied it:	
5a. Provide pesticide used and when applied:	
6. If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted):	
7. If a Rental Unit issue selected, has the landlord been advised of the issue?	
8. If Yes selected, what was the outcome?	
9. If Signs selected, provide sign wording or identifying details:	
10. Caller's Daytime Phone Number:	s.22(1)
11. (Don't ask, just record - did caller indicate they want a call back?)	No

Additional Details:

The fence around the site has now fallen. This vacant building attracts garbage etc. and the owner just does not take care of this property.

EN 075747

FYA to: Darren Mueske

FYI to:



Building Inspection Report

Page 1 of 1

IR Number BI 28927

Date of Inspection (yy/mm/dd) 06/June/22

Property Address 2910 Renfrew

Specifics of Property Address whole building

Tenant n/a

Number of Storeys 2

Owner s.22(1)

Permit Number n/a

Contractor n/a

Approved Use of Building/Land restaurant

Contractor's Business License Account n/a

Present Use of Building/Land restaurant

Reason for Inspection To post 7 day board up order referred from IR# BI 28891.

Narrative/Observations

Site inspection revealed that the rear door is still open and the rear window is now smashed in. The order was posted on the front door at 10:20 am.

Requirements

Owner to board up building.

Recommendations

Send to file for information.

Photos Taken? ☐ Yes ☒ No

Notice Posted? ☒ Yes ☐ No

Type of Notice? 7 day board up

Date Report Made (yy/mm/dd) June 23, 2006

Erv Hildebrandt
Inspector

For Supervisor Use Only

☐ File

☐ Copy to

☒ Refer to Domino

☐ Recheck by Inspector in _____ days

_____ attention in _____ days

if no _____

PRS

Supervisor

C:\Documents and Settings\plrkk\Local Settings\Temporary Internet Files\OLK13E\BI28927.wpd



Property Use Complaint - Messy Yard - 101004899713

Case Created: 6/16/2014 5:40:00 PM

Address of Premises Involved:

Address: 2930 RENFREW ST

Complainant:

Contact: s.22(1)
Address: s.22(1) VANCOUVER
Phone number: s.22(1)
Email: s.22(1)
Preferred contact: Either

Request Details:

1. What is the nature of the concern	Messy Yard
2. If Other selected or there are Multiple Issues, provide details:	
3. If Business Licence selected, provide Business Name	
4. If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site)	
5. If Pesticides selected, who applied it	undefined
6. If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted)	
7. If a Rental Unit issue selected, has the landlord been advised of the issue	undefined
8. If Yes selected, what was the outcome	
9. If Signs selected, provide sign wording or identifying details	
10. Caller's Daytime Phone Number	s.22(1)
11. (Don't ask, just record - did caller indicate they want a call back?	Yes

Additional Details:

Citizen calling in to report messy yard at location. He advised it's been a vacant lot for a while and the lot has lots of loose litter garbage in it now.

EN 097908

FYA to: Darren Mueske

FYI to:



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

INSPECTION REPORT

1/2

IR No 380183

EN 046794 UT
EN 046875 GMAH.

Date of Inspection **AUG 13/08**

Property Address 2910 RENFREW		Specifics of Property Address	
Name and Address of Property Owner/Agent 0803985 BCLH		Number of Storeys 2	Permit No.
Contractor REALTOR: JAMES KO s.22(1)		Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> -	
Contractor's Business Address AMEX BROADWAY WEST REALTY.	Contractor's Business Licence Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> VAC.	
Reason for Inspection - COMPLAINT # 13851 UT.			

- ROUTINE - GMAHITI

UT **INSPECTION SHOWED THIS SITE, CONTAINING A VACANT RESTAURANT BLDG, TO BE ATTRACTING REFUSE AND DEBRIS. THE SITE IS NOT BEING MAINTAINED TO THE STANDARDS ESTABLISHED BY THE NEIGHBOURHOOD.**

REFUSE + DEBRIS SCATTERED ABOUT THE PAVING LOT CONSISTS OF ROOFING MATERIAL, STYROFOAM, CANNED FOOD, PLASTIC SHEETING, PLASTIC PAIRS, WIRING, YARD CLIPPINGS AND MIC HOUSEHOLD REFUSE.
- CLEAN + MAINTAIN YARDS.

G1. **IT WAS ALSO NOTED THAT THE NORTH, WEST ... 2**

Date Report Made AUG 13/08	<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	S. KELLAND Property Use Insp. = Distr. No.
Inspector's Name			Signature

For Office Use Only	
<input type="checkbox"/> File <input checked="" type="checkbox"/> Copy to John Chadwick - Copy sent <input checked="" type="checkbox"/> Refer to Gunn Markenson <input type="checkbox"/> 3 - Jane Wong for 10 day order	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> attention in _____ days If no _____



IR NO. 380183 cont'd

Property Address <u>2910 Renfrew</u>	Specifics of Property Address
Name and Address of Property Owner/Agent <u>0803985 BC Ltd.</u>	

AND EAST FACES OF THE BLDG HAVE BEEN DEFACED WITH GRAFFITI.

- REMOVE GRAFFITI -

PHOTOS TAKEN:

Q: PROPOSE PHOTOS 11/4/08 AUG 08 2910 Renfrew

REC: ① 10 DAY UT ORDER TO CLEAN + MAINTAIN SITE

② GRAFFITI LETTER REQUIRED.

③ REFER IN TO CIPU J. CHADWICK FOR INFO.

④ CC UT ORDER + GRAFFITI LETTER TO MR. JAMES KO (REALTOR) 5296 MCKINNON ST VANCOUVER BC. VSR 406

PH: s.22(1)

Date Report Made

AUG 13/08

S. KELLAND

Property Use Insp. - Dist. Rep.

Inspector's Name

Signature

All supervisory notations to be made on first page only.



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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mr. A. Martin
Property Use Inspector,
Property Use Branch
at 604.873.7511
8:30 am - 9:30 am
I.R. No. UI39585/EN053826

ORDER

June 9, 2009

0803985 BC Ltd
5296 McKinnon Street
Vancouver, BC V5R 4C6

Dear Sir/Madam:

RE: 2910 Renfrew Street
Lot 6, Block A, Section 43, THSL, Plan 11660

Diary? No..... Yes. ☒
To: ALVIN MARTIN
Date: June 23 Init: GB
EN #: 053826

On May 29, 2009, our inspection services reported that your property at the above location had an accumulation of rubbish and discarded materials (i.e., tree branches, in the parking area on the north and west side of the site, gypsum wallboard pieces in the parking area on the north side of the site, two oil drums, one on the north parking area and one in the west parking area, paper, glass, etc., scattered throughout the site).

It was further reported that the grass at the above location were overgrown and not in keeping with the prevailing neighbourhood in violation of the Untidy Premises By-law.

Under Section 6 of the Untidy Premises By-law, as owner of the property you are **ORDERED TO** remove the accumulation of rubbish and discarded materials and to cut the grass on or before June 22, 2009 and to thereafter maintain the site in a tidy condition.

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

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

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

Yours truly,

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

AM/gb

Copy: Posted on Site



**BRITISH
COLUMBIA**
The Best Place on Earth

**Ministry
of Finance**
BC Registry Services

Mailing Address:
PO BOX 9431 Stn Prov Govt.
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
250 356-8626

BC Company Summary

For
0803985 B.C. LTD.

Date and Time of Search: June 04, 2009 03:06 PM Pacific Time

Currency Date: June 02, 2009

ACTIVE

Incorporation Number: BC0803985

Name of Company: 0803985 B.C. LTD.

Recognition Date and Time: Incorporated on September 28, 2007 09:53 AM Pacific Time

In Liquidation: No

Last Annual Report Filed: Not Available

Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

ko, james c

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

NO OFFICER INFORMATION FILED .

Folio: 280-670-50-0000

Civic: 2910 RENFREW ST

Size: 33.17 121.68 WIDTH/DEPTH

Pid: 006-804-829

Legal: LT 4 BLK A SEC 43 PL 11660 DL THSL NWD

Owner: 0803985 B C LTD

5296 MCKINNON ST

VANCOUVER BC V5R 4C6

(CA627005)

Date: 09/06/04 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - CA627007

Time: 15:01:58
Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: CA627007
 FROM TITLE NO: BW429490

APPLICATION FOR REGISTRATION RECEIVED ON: 15 NOVEMBER, 2007
 ENTERED: 20 NOVEMBER, 2007

REGISTERED OWNER IN FEE SIMPLE:
0803985 B.C. LTD., INC.NO. 0803985
5296 MCKINNON STREET
VANCOUVER, BC
V5R 4C6

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 006-866-468
LOT 6 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

EASEMENT AND INDEMNITY AGREEMENT
475549M 1968-09-12 15:33
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
475549M
REMARKS: INTER ALIA

MORTGAGE
CA627213 2007-11-15 11:09
REGISTERED OWNER OF CHARGE:
FISGARD CAPITAL CORPORATION
INCORPORATION NO. C063095
CA627213
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS
CA627214 2007-11-15 11:09
REGISTERED OWNER OF CHARGE:
FISGARD CAPITAL CORPORATION
INCORPORATION NO. C0603095
CA627214
REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

CONTINUES ON PAGE 002

Date: 09/06/04 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - CA627007

Time: 15:01:58
Page: 002

PENDING APPLICATIONS: NONE

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

Project Address: 2930 ~~2810~~ Renfrew Street

Building Permit: DB438538

This forms part of the Building Permit documents for Class 1 Cooking Operations. All fields are required to be completed. The professional's initials in the right hand column indicate that the project is designed in compliance with this item. Note: refer to NFPA 96 for solid fuel-fired appliances (separate exhaust system). Code references refer to NFPA 96, 2001 unless noted otherwise.

If there are any discrepancies between this document and the drawings, this document will be deemed correct as to what will be constructed.

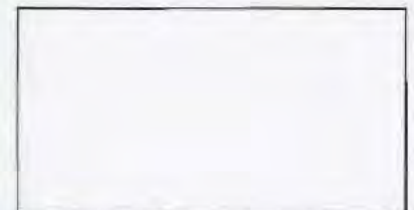
Mechanical Engineer: Edward J.Y. Lee
 Scope limits, if applicable: Mechanical,
Fire Suppression - Wet Chemical
 Company: _____



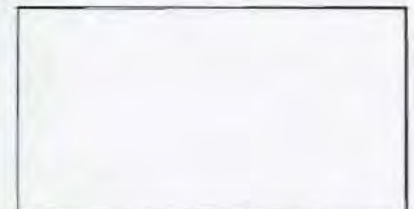
Mechanical Engineer (for remaining scope): _____
 Scope limits: _____
 Company: _____



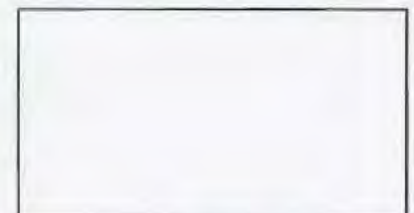
Architect: _____
 Company: _____



Electrical Engineer: _____
 Company: _____



Structural Engineer: _____
 Company: _____



K2 - Kitchen Ventilation Details Checklist cont'd

No.	Item	Professional's initials signifying project complies (or mark N/A)
1	All cooking equipment producing smoke or grease-laden vapours is under a hood complying with NFPA 96, 2001.	<i>h</i>
2	a) Rooftop exhaust is $\geq 10'-0"$ from property lines, including lane or street property lines, discharges $\geq 40"$ above the roof, and the fan housing outlet is $\geq 5'-0"$ horizontally from any combustible structure. [7.8.2]	<i>h</i>
	b) Elevations of the building exterior have been provided if there is exterior ductwork.	<i>h</i>
	c) The protection around the duct (or clearance) continues up through the roof assembly to 18" above the roof (or reduced height if protection provided in compliance with 4.2.3).	<i>h</i>
3	a) Wall exhaust termination is $\geq 10'-0"$ from: <ul style="list-style-type: none"> combustible construction, including exterior wall cladding adjacent grade openings below or to the side adjacent buildings neighbouring private property lines city property lines, if no ecology unit provided <p>The termination is clear from openings per the formula in NFPA 96, 7.8.3 (i.e., approx. $\geq 32'-6"$ above and $\geq 16'-0"$ to the sides) and will be accessible for maintenance (i.e., approx. ≤ 11 ft above grade or a platform [See A.7.8.2.2]). [7.8.3]</p>	N/A
	b) Elevations of the building exterior have been provided if there is exterior ductwork or a horizontal termination.	N/A
	c) The protection around the duct (or clearance) continues through the wall.	<i>h</i>
	d) Is an ecology unit ¹ provided? yes / <u>no</u>	<i>h</i>
	e) For a wall termination, the exhaust flow is directed upward or perpendicularly outward from the wall face. [7.8.3.(4)]	N/A
4	The exhaust is $\geq 10'-0"$ from any air intake and, per 7.8.1, ends outside the building. All requirements of NFPA 96, 7.8.2, 7.8.3 and 7.8.4 are satisfied.	<i>h</i>
5	Exhaust ducts (including upstream and downstream of an ecology unit) are steel-welded, liquid-tight and the ducts and their supports are (circle one): [9.3.2] <u>min. 16-gauge carbon steel</u> / min. 18-gauge stainless steel	<i>h</i>
6	Exterior portions of ductwork and supports will be (circle one): [7.6.4 and 7.6.5] noncorrosive stainless steel <u>^painted</u> / weather-protection coating, namely: _____	<i>h</i>
7	All ducts lead as directly as practical to the exterior of the building and horizontal ducts are substantially pitched back to the hood to drain and collect the grease (min. 2% for horizontal ducts ≤ 75 ft, and min. 8.3% for horizontal ducts > 75 ft). [7.1.2 and 7.8.3.(5); ref. IMC 2003, 506.3.7]	<i>h</i>
8	Letter from Strata Council approving of the alterations to the building.	N/A
9	Ducts from different fire compartments are not combined into a single duct or single enclosure. [7.7.5]	<i>h</i>
	Hood ducts are not combined with any other building ventilation or exhaust system. [7.1.3]	<i>h</i>
	Ducts for a solid fuel appliances' hood are not combined with ducts for gas or other types of fuel.	<i>h</i>

¹ Term defined in the 2007 Vancouver Building By-law (VBBL)

K2 - Kitchen Ventilation Details Checklist cont'd

No.	Item	Professional's initials signifying project complies (or mark N/A)
10	<p>The following terms are defined differently in the VBBL for fire separations than in NFPA 96 for clearances. Using the NFPA 96 definitions [4.2 & Table A.3.3.34], construction is:</p> <p>Exterior wall's cladding (circle one): combustible/limited-combustible/<u>noncombustible</u></p> <p>Ceiling assembly (circle one): <u>combustible</u>/limited-combustible/<u>noncombustible</u></p> <p>Shaft construction (circle one): combustible/limited-combustible/<u>noncombustible</u> N/A</p> <p>Top of roof assembly (circle one): <u>combustible</u>/limited-combustible/<u>noncombustible</u></p> <p>Behind hood(s) (circle one): combustible/<u>limited-combustible</u>/<u>noncombustible</u></p>	M
11	<p>Min. clearances from the hood(s) (e.g., to ceiling tiles & back wall) are (circle applicable ones):</p> <p>(if from combustibles:) 18" / 9" w 28-gauge+spacers / 3" w 22-gauge on insul.+spacers</p> <p>(if from limited comb:) <u>3"</u> / 0" + noncomb. material</p> <p>(if from noncomb:) 0"</p> <p>If another clearance, attach listing. [4.2]</p>	M
12	<p>Minimum clearances from ductwork and associated equipment where there is no shaft is (circle applicable ones):</p> <p>(if from combustibles:) 18" / 9" w 28-gauge+spacers / 3" w 22-gauge on insul.+spacers</p> <p>(if from limited comb:) <u>3"</u> / 0" + noncomb. material</p> <p>(if from noncomb:) 0"</p> <p>If another clearance, attach listing. [4.2]</p> <p style="text-align: center;">Firemaster Insulation</p>	M
	<p>Protection for the wall from the floor to the hood is provided. [4.2.4.3]</p>	M
13	<p>Minimum clearance between the shaft and the duct is (circle one):</p> <p>Shaft: combustible / limited combust. / noncomb.</p> <p>Clearance: 18" / 6" / 6" Firemaster Insulation</p> <p>If another clearance or an alternative to a shaft, attach listing. [7.7.2.2]</p>	N/A
14	Fire-resistance rating for the duct's shaft = _____	N/A
15	When the clearance between the heat source and grease removal device is less than 18", protection such as a steel baffle plate will be provided in conformance with 6.2.2. (e.g., between the appliance's flue outlet and the hood's filter for high-mounted salamanders, woks).	M
16	The following minimum is provided between deep fat fryers and the surface flames from adjacent equipment (circle one): [12.1.2.4 and 5] <u>16" space</u> / 8" high steel	N/A
17	The fire suppression complies with NFPA 96, the manufacturer's specifications, and one of the following: UL300 or ULC/ORD 1254.6 or UL197.	M
18	The manual activation of the fire extinguisher is located in the egress path in a familiar location for kitchen staff to use and is $\geq 42"$ & $\leq 48"$ above the floor. [10.5.1 and 11.1.4]	M
19	<p>If there is a fire alarm system, the kitchen fire suppression (circle one) [NFPA 96 10.6.2]:</p> <p>annunciates as a separate zone on the building's fire alarm system and annunciates separately from other kitchen fire suppression system(s) that are on different storey(s).</p> <p>shares activation with the local fire alarm zone since there are no other available zones in the existing panel.</p>	N/A

K2 - Kitchen Ventilation Details Checklist cont'd

No.	Item	Professional's initials signifying project complies (or mark N/A)
20	For all the hoods on one ventilation system, all sources of fuel to all appliances will shut off upon fire suppression activation in any one of the hoods, including shut off of gas to all appliances under the hoods and shut off of electric power to electrical outlets under the hoods. [10.4 and 4.1.7]	M
21	Under non-fire conditions, the following are interlocked: <ul style="list-style-type: none"> make-up air and exhaust so that they operate together if applicable, direct-fired make-up air heater and exhaust so the heater can only operate if the exhaust is on [VBBL-B² 6.2.3.11.(2), ULC-S647-05 6.5, B149.1-05 7.20.3 (b)] Start-up sequence will be as follows, with shut-down in reverse order: i) make-up air fan, ii) exhaust fan, iii) direct-fired make-up air heater, iv) cooking equipment	M
22	(circle one) [4.1.7]: <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; width: 45%;"> All access panels are accessible from within the cooking operator's suite or via common property. </div> <div> All access panels are accessible to the landlord and attached is a letter from the landlord either confirming that the landlord will provide the maintenance or confirming that the landlord gives permission to this tenant to access the panels not in the tenant's area for maintenance. </div> </div>	M
23	Min. 3 ft clearance will be provided beside all access panels for an exhaust cleaner to work. [4.1.8]	M
24	Safe work areas are provided around fan(s) and beside access panels c/w provisions for fall protection. [A.7.8.2.2, WorkSafeBC, Kitchen Ventilation Guidelines Section VII]	M
25	<p>The exhaust and make-up air fans have been chosen so that their noise levels are in compliance with the Vancouver Noise Control By-law No.6555, i.e., at 1.2 m above the ground at the property line in a Quiet Zone, the noise will be not more than 55 dBA³ between 7 am and 10 pm (10 am - 10 pm Sundays and holidays) and will not be more than 45 dBA between 10 pm and 7 am (10 am - 10 pm Sundays and holidays). (Refer to the Noise Bylaw for the higher permitted maximum noise levels in Intermediate and Activity Zones: http://vancouver.ca/bylaws/79247.htm)</p> <p>Where there are dwelling units within the building or in an adjacent building (even in Intermediate or Activity Zones), the fan(s) will not create more noise than permitted by the above Quiet Zone criteria when measured from inside those dwelling units. Note: conditions to consider are reflections off the immediate wall(s) or roof that the fan is mounted on ("directivity factor" increases in corners), reflections off neighbouring building surfaces, insulating the ducting for noise reduction, etc.</p> <p>Since traffic noise is typically the assumed noise source that exterior walls have been acoustically designed for to satisfy the max. noise criteria in the Zoning & Development By-law (e.g., max. 35 dBA in Zone C-3A bedrooms), the kitchen ventilation fans have been designed to create no more noise than the estimated outside traffic noise.</p>	M

² "VBBL" means 2007 Vancouver Building By-law No.9419; "-B" means "Division B" of the By-law.

³ The following formulas are provided as reference only:

$$L_p = L_w + 10\log_{10}Q - (20\log_{10}d) - 11, \text{ where}$$

L_p is sound pressure level at distance d from sound source [dB]

L_w is sound power level of sound source [dB]

Q is directivity factor associated with the way sound radiates from sound source [hemisphere = 2]

d is distance from acoustic center of source to distant point [m]

Where the sound is radiating hemispherically, the following are reasonable approximations.

$dBA = 33.2\log_{10}(\text{Sones}) + 28$, where dBA is the sound pressure level at 1.5 m from the fan (i.e., conversion from Sones to dBA).

$\Delta dBA = -20\log_{10}(1.5/d)$, where d is the distance from the fan [m] and ΔdBA is the loss in sound pressure level from the fan to the distance d .

K2 - Kitchen Ventilation Details Checklist cont'd

No.	Item	Professional's initials signifying project complies (or mark N/A)									
26	<p>Exhaust canopy is (circle one) [8.2.2]:</p> <p style="text-align: right;">ULC listed / <u>(not listed)</u></p> <p>If not listed, complete the following:</p> <p>Circle the applicable cfm/sq.ft.*:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>canopy open on ≤ 3 sides</th> <th>canopy open on 4 sides</th> </tr> </thead> <tbody> <tr> <td>≤ Medium-duty* appliances</td> <td>80 cfm/sq.ft</td> <td>125 cfm/sq.ft</td> </tr> <tr> <td>Heavy-duty* appliances</td> <td><u>100 cfm/sq.ft</u></td> <td>150 cfm/sq.ft</td> </tr> </tbody> </table> <p>Exhaust fan min. required size is:</p> <p>Hood size = (<u>14</u> ft <u>0</u> in) x (<u>3</u> ft <u>6</u> in) x (<u>100</u> cfm/sq.ft) = <u>4900</u> cfm</p> <p>2nd hood size = (<u> </u> ft <u> </u> in) x (<u> </u> ft <u> </u> in) x (<u> </u> cfm/sq.ft) = <u> </u> cfm</p> <p style="text-align: right;">Total min. req'd = <u>4900</u> cfm</p> <p>Exhaust fan provided = <u>4900</u> cfm.</p> <p>* Note: "lineal ft" is not used since the hood size may not be the assumed typical 3'-6" to 3'-10" width.</p> <p><u>Medium-duty</u> cooking appliances include <u>electric</u> discrete element <u>ranges</u> (with or with out oven), electric and gas hot-top ranges, electric and gas <u>griddles</u>, electric and gas double-sided griddles, electric and gas <u>fryers</u> (including open deep fat fryers, donut fryers, kettle fryers, and pressure fryers), electric and gas pasta <u>cookers</u>, electric and gas <u>conveyor pizza ovens</u>, electric and gas <u>tilting skillets</u> (braising pans) and electric and gas <u>rotisseries</u>.</p> <p><u>Heavy-duty</u> cooking appliances include electric under-fired <u>broilers</u>, electric chain (conveyor) broilers, gas under-fired broilers, gas chain (conveyor) broilers, <u>gas open-burner ranges</u> (with or with out oven), electric and gas <u>wok ranges</u>, and electric and gas over-fired (up right) <u>broilers</u> and <u>salamanders</u>. [ref. IMC 2003, Section 202 General Definitions]</p> <p>Note: these requirements are the minimum. The professional engineer is responsible to assure adequate exhaust for capture and containment of the grease-laden vapours, smoke, gas and products of combustion [8.2.2].</p>		canopy open on ≤ 3 sides	canopy open on 4 sides	≤ Medium-duty* appliances	80 cfm/sq.ft	125 cfm/sq.ft	Heavy-duty* appliances	<u>100 cfm/sq.ft</u>	150 cfm/sq.ft	h
	canopy open on ≤ 3 sides	canopy open on 4 sides									
≤ Medium-duty* appliances	80 cfm/sq.ft	125 cfm/sq.ft									
Heavy-duty* appliances	<u>100 cfm/sq.ft</u>	150 cfm/sq.ft									
27	<p>For listed and non-listed hoods, min. exhaust fan requirement (vertical area around hood perimeter) [8.2.2.2]:</p> <p style="text-align: right;">(2nd hood)</p> <p>Total of hood's perimeter with open sides (<u>21</u> ft <u>0</u> in) (<u> </u> ft <u> </u> in)</p> <p>x height between top of appliances and hood (<u>3</u> ft <u>9</u> in) (<u> </u> ft <u> </u> in)</p> <p style="text-align: center;">x <u>50</u> cfm/sq.ft. x <u>50</u> cfm/sq.ft.</p> <p style="text-align: right;">Total min. req'd* = <u>3937.5</u> cfm <u> </u> cfm</p> <p>Exhaust fan provided = <u>4900</u> cfm.</p> <p>* The required total min. may be reduced where all of the following are provided:</p> <ol style="list-style-type: none"> 1. The proposed value has been tested in conformance with ASTM 1704-05, "Standard Test Method for Capture and Containment Performance of Commercial Kitchen Ventilation Systems" using thermal imaging (such as schlieren or shadowgraph) for capture and containment (C & C) validation. When other methods are used for C & C validation (such as smoke or helium bubbles), a 20% uncertainty factor must be added to the ASTM 1704 threshold of C & C values. 2. Provisions are included to adequately address heat gain to space (ASTM F2474 and the room's heat load). 3. The make-up air is introduced through low velocity devices as defined and diagrammed in ASTM F1704 such as displacement diffusers, a screened wall toward the face of the hood, or perforated diffusers at the ceiling with a max. average face velocity of 75 fpm. 	h									

K2 - Kitchen Ventilation Details Checklist cont'd

No.	Item	Professional's initials signifying project complies (or mark N/A)
28	<p>Exhaust duct velocity. Required to be ≥ 500 fpm and $\leq 1800^*$ fpm [8.2.1]</p> <p>Duct 1 = (<u>24"</u>) x (<u>18"</u>); Exhaust flow = <u>4900</u> cfm; \Rightarrow <u>1800</u> fpm \uparrow</p> <p>Duct 2 = (<u>40"</u>) x (<u>12"</u>); Exhaust flow = <u>4900</u> cfm; \Rightarrow <u>1800</u> fpm \uparrow</p> <p>Duct 3 = (<u> </u>") x (<u> </u>"); Exhaust flow = <u> </u> cfm; \Rightarrow <u> </u> fpm \uparrow</p> <p>\uparrow = from Ductulator $*$ = 1800 fpm may be exceeded in existing ducts where not upgrading is justified by energy utilization life cycle analysis</p>	<p><i>h</i></p>
29	<p>Make-up air supply fan size: Is make-up air fan direct-fired? (circle one): yes / <u>no</u></p> <p>Make-up air supply fan = <u>4410</u> cfm = <u>90</u> % Kitchen exhaust fan <u>4900</u> cfm</p> <p>Some requirements: a) If not direct-fired, min. = 80% b) If direct-fired and openings between kitchen and public area ≤ 16 ft² (can exempt normally closed doors), then $\geq 90\%$ and $\leq 110\%$. c) If direct-fired and openings between kitchen and public area > 16 ft², then $\geq 95.2\%$ and $\leq 100\%$</p>	<p><i>h</i></p>
30	<p>Efficiency for air distribution in supply air duct work. Requirement: ≤ 0.1 "WG loss/100 ft</p> <p>Supply Duct = (<u>32"</u>) x (<u>18"</u>); Supply fan = <u>4410</u> cfm; \Rightarrow <u>0.1</u> "WG/100ft \uparrow</p> <p>Supply Duct = (<u> </u>") x (<u> </u>"); Supply fan = <u> </u> cfm; \Rightarrow <u> </u> "WG/100ft \uparrow</p> <p>Supply Duct = (<u> </u>") x (<u> </u>"); Supply fan = <u> </u> cfm; \Rightarrow <u> </u> "WG/100ft \uparrow</p> <p>\uparrow = from Ductulator</p>	<p><i>h</i></p>
31	<p>The make-up air will be tempered. [VBBL-B 6.2.3.11.(3)]</p>	<p><i>h</i></p>
32	<p>For the make-up air duct, insulation is provided around its <u>interior</u> / exterior</p> <p>If it's inside the duct, the duct size versus the net area for air flow has been clarified on the drawings, and the calc's in #30 are based on the net area. [VBBL-B 6.2.3.8.(11) & 9.32.3.9.(4)]</p>	<p><i>h</i></p>
33	<p>The make-up air discharge has been designed such that the air flow will not interfere with the hood's ability to capture and contain the grease-laden cooking vapours (number of outlet locations and the direction, quantity, and velocity of air flow). [VBBL-B 6.2.3.11.(1), 8.2.2]</p>	<p><i>h</i></p>
34	<p>The make-up air intake has been located away from existing neighbouring exhausts, etc., such that air entering the building system will not contain more contaminants than the normal exterior air in the building's locality. [VBBL-B 6.2.3.12.(2)]</p>	<p><i>h</i></p>
35	<p>Structural drawings (or certification of adequacy of structure) have been provided. Issues addressed include penetrations through roof, penetrations through load-bearing walls, support for fan units, support for an ecology unit, etc.</p>	<p><i>h</i></p>
36	<p>If applicable, "Design Considerations for Development Permit" issues have been included on the drawings (refer to Section V, Kitchen Ventilation Guidelines).</p>	<p><i>h</i></p>



IR Number	UI 50260	EN Number	EN 087709 EN 087710	Date of Inspection (yyyy/mm/dd)	2013/07/02
Main Address	2930 Renfrew st			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	
Owner	0803985 BC LTD			Permit Number	DB438538
Agent				Approved Use of Building/Land	Restaurant / office
District Zone				Present Use of Building/Land	vacant
Business License					

Reason for Inspection Untidy & graffiti complaint dated June 12, 2013 cf#438764

Narrative/Observations

Graffiti:

The north, west & east elevations have several bubble letter tags of various sizes colours.
The tags are on concrete block exterior cladding and front building paper and glazing.

Untidy:

The site (parking area) is covered with overgrown weeds and misc. scrap construction material.

Requirements

Violation of graffiti and untidy by laws

Recommendations

14 day combined graffiti and untidy order to r/o

Photos Taken? ☒ Yes ☐ No

Date Report Made: July 3, 2013

Darren Mueske
Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit

FYA to: Ameeta Kang for UT Order; Glenn Mortensen for Graffiti Letter / Order

FYI to:

Sy Jung

Manager / Supervisor

IR Number UI 50260 EN Number EN 087709 Date of Inspection (yyyy/mm/dd) 2013/07/02

Photo	Description
	Graffiti and overgrowth West elevation
	Overgrowth and construction scraps In parking area north elevation

IR Number UI 50260 EN Number EN 087709 Date of Inspection (yyyy/mm/dd) 2013/07/02

Photo	Description
	Graffiti on North elevation
	Graffiti north elevation

Jayaraman, Lalitha

From: Jayaraman, Lalitha
Sent: Wednesday, March 28, 2012 10:15 AM
To: s.22(1)
Subject: DB 438538 - 2930 Renfrew St

s.22(1)

Further to my meeting with Michael following is the updated deficiency list.

The upgrade trigger is F2, S3 and A3. Building height as 2 storey is acceptable. Please submit revisions to show the revised grading and stairs to the basement per your proposal.

1.0. Documents:

- 1.1. Letters from all the professionals that the alteration conforms to ASHRAE 90.1.2007.
- ✓ 1.2. Architectural B1/B2 is to include 1.13, 1.20, 1.21, 1.23.
- ✓ 1.3. Structural B1/B2 for new windows and other structural repair.
- ✓ 1.4. Structural Concept review.
- ✓ 1.5. Building code data sheet correction-basic code classification is to be specified.

3.0. Code review:

- ✓ 3.1. Accessible counter is required.
- 3.2. Accessible washroom is required for the 3rd floor. — not reqd.
- ✓ 3.3. T bar ceiling for 1hr rating - provide ULC reference.
- 3.4. Openings in exterior walls of exits and near exit doors must be protected per Article 3.2.3.13.
- ✓ 3.5. Storage space on the 1st floor is very big for the restaurant use. Is this for a future tenant space?
- ✓ 3.6. Water station near the exit door is reducing the required clearance for the wheel chair access for the exit door.
- ✓ 3.7. Structural drawings are required for the new windows on the north side and S3 requirements.
- ✓ 3.8. Doors in series are not permitted per 3.3.1.13.(12). ex: restaurant floor west side exit doors.
- ✓ 3.9. Doors to the exit stair shall conform to 3.4.6.10.(1) and 3.4.3.3.(2) and shall provide 300mm distance from the stair riser and swinging doors in their swing shall not reduce the required exit width to less than 750mm. Ex: east exit stair of 2nd floor.

Note: Show the kitchen ventilation shaft on the upper floor.

Please feel free to contact me for any questions.

Regards,

Lalitha Jayaraman
Project Coordinator
Processing Centre - Building
Development Services
City of Vancouver
Tel: 604 873 7976
<http://dev.vancouver.ca/commsvcs/developmentservices/index.htm>

— window between the Exit & Dining
— Shared window between the Exit & Floor area.

DB 438538



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

PLEASE REFER TO:
E. Hildebrandt
District Building Inspector
at **604.873.7968**
I.R. No. 370758
EN No 031526

May 4, 2006

s.22(1)

2910-2916 Renfrew Street
Vancouver, BC
V5M 3K6

Dear Sir/Madam:

RE: 2910-2916 Renfrew Street (2910 Renfrew Street)

I have called at the above location on several occasions to inspect the building, but have not been able to gain admittance.

Would you please call me on or before **June 5, 2006** to arrange a suitable time for the inspection of the building. My telephone number is **604.873.7968** and I can be reached between the hours of **8:30 to 9:15 am**, Monday to Friday.

Yours truly,

E. Hildebrandt
District Building Inspector

EH/si



CITY OF VANCOUVER
COMMUNITY SERVICES
Support Services

DIGITAL PHOTOS

TO DOMINO

Main address: 2910 Renfrew St.
Secondary address (if applicable): _____
Specifics: entire ~~bdg~~ building
Reason for inspection: Detail Access
Name of inspector: Ern Hildebrandt.
Inspection Discipline: Building
Date photo(s) taken: June 19/06
Related Inspection Report (IR) number: BI 28891
Related Enforcement (EN) number: _____
Location of digital photo(s) on "Q" drive: Building /
scanindex / 2910 Renfrew
Date the directory was created June 20/06

Comments re photos:

Photo # 1, 2, 3, 4, 5, 6, 7
Photo # _____
Photo # _____
Photo # _____
Photo # _____
Photo # _____

continued on next page Yes ☐ No ☐

Photos submitted to Domino by: Tina Christopherson

Domino to send FYA notification to: ↑



2



06/19/2006



4



5









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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mr. E. Neufeld
Field Supervisor,
Building Inspections Branch
at 604.873.7174
I.R. No. BI 28891/EN 032495

ORDER

June 20, 2006

s.22(1)

2910 - 2916 Renfrew Street
Vancouver, BC, V5M 3K6

Dear Madam:

Main 2910

RE: 2910 and 2916 Renfrew Street
Lot 4, 5 & 6, Block A SEC 43 THSL, Plan 11660

The District Building Inspector reports that the vacant building at the above location has suffered extensive fire damage and is open to the public. The building is therefore certified to be in an unsafe condition and a hazard to surrounding properties and public safety.

In addition to the above, a water pipe has been broken and the entire basement level has flooded. This water is to be pumped out before the building is boarded up.

In accordance with Sentence 1A.6.2.1.(2) of the Vancouver Building By-law, you are ordered to securely board-up all exterior openings in this building with at least a minimum of 3/8" plywood **IMMEDIATELY** and thereafter maintain the building in a secure condition.

If you do not comply with this order by June 27, 2006, the City will hire a contractor to do the work as authorized under Sentence 1A.6.2.1(1) of the Vancouver Building By-law.

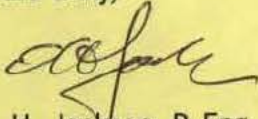
Please note also that the City has requested that the electrical and gas service be disconnected and that the water service to this building be shut off by June 29, 2006.

Note: This action will affect the operation of any fire and/or freeze protection systems in the building.

Diary? No ☐ Yes ☒
To: DBI - E. Hildebrandt
Date: 06.06.28 Init: CJ

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

Yours truly,



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

EH/cf

Copy: Posted on building

Peter Valkenburg (to discontinue gas service by June 29, 2006)
Terasen Gas
16705 Fraser Highway
Surrey, BC
V3S 2X7

BC Hydro
Attn: Ron Kuthar (work orders) (to disconnect the electrical service by June 29, 2006)
6900 Southpoint Drive; Pod "C01"
Burnaby, BC V3N 4X8

I. McHattie, Plumbing Inspection Branch
D. Marshall, Plumbing Inspection Branch
J. McMahon, Electrical Inspection Branch
A. Lam, Electrical Inspection Branch

2006/06/20 11.01.19 <= Permits PRISM Properties => City of Vancouver
PSA550.00 PSP150X Property Tax Inquiry
Address: 2910-2916 RENFREW Co-ordinate: 280-670-66-0000

Lot code	: 0 STANDARD DIMENSIONS	Neighbourhood code	: 022
Width	: 66.09 FT	Postal code	: V5M 3K6
Length	: 121.67 FT	Zone code	:
Area	: 8,041.17 SF	Record status	: ACTIVE
Land value	: \$442,000 (2006)	Plan number	: 11660
Impr value	: \$106,000 (2006)	Homeowner grant	: No

Number of owners: 1	Legal description:							
s.22(1)	s.22(1)	H Lot	Block	Sect	Town	Ra	Plan	DL LD
2910-2916 RENFREW ST	LOTS 5&6 BLK A SEC 43 THSL							
VANCOUVER BC								
V5M 3K6								

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

Date: 06/06/20 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - BW429488

Time: 11:05:04
Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: BW429488
 FROM TITLE NO: GD36689

APPLICATION FOR REGISTRATION RECEIVED ON: 16 SEPTEMBER, 2004
ENTERED: 04 OCTOBER, 2004

REGISTERED OWNER IN FEE SIMPLE:

s.22(1)

2910 - 2916 RENFREW STREET
VANCOUVER, BC
V5M 3K6

2910 Renfrew

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 006-804-829
LOT 4 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

EASEMENT AND INDEMNITY AGREEMENT

475549M 1968-09-12 15:33

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

475549M

REMARKS: INTER ALIA

MORTGAGE

BW429491 2004-09-16 14:57

REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429491

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BW429492 2004-09-16 14:57

REGISTERED OWNER OF CHARGE:

s.22(1)

AS JOINT TENANTS

BW429492

REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

CONTINUES ON PAGE 002

Date: 06/06/20	TITLE SEARCH PRINT - VANCOUVER	Time: 11:05:04
Requestor: (PG14135)	CITY OF VANCOUVER	Page: 002
	TITLE - BW429488	

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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



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

MEMORANDUM

July 20, 2009

TO: Samson Chu
Accounting Services

COPY: Zeny Castro
Property Tax

FROM: Catherine Wong
Manager, By-law Administration

SUBJECT: 2910 Renfrew Street
Lot 6, Block A, Section 43, Plan 11660, DL THSL

Diary? No ☒ Yes ☐

To: _____

Date: _____ Init: *SM*

The attached invoice from Wakefield Dev. Ltd. (No. 661) covers the cost of boarding up the premises, as well as cleaning up and debris removal, at the above location on July 2nd, July 3rd, and July 7th, 2009.

This work was done under Article 1A.6.2.2 of Division C of the Building By-law, and Section 6 of the Untidy Premises By-law.

Please make payment of \$ 450.45 to "Wakefield Dev. Ltd." as per attached statement.
(Debit our account: Order No. 40007462 - G/L Account No. 531020)

It is requested that the amount of \$ 450.45 be collected from the owner of the property. In the event of non-payment, I suggest that the amount owing be placed on the tax roll for collection.

C. Wong

CW/sm

Encl.

City of Vancouver

INVOICE REQUEST

Date July 20, 2009

Customer Name 0803985 BC Ltd.

Customer Number 301

Attention

Address 5296 McKinnon Street

City Vancouver

Province BC

Postal Code V5R 4C6

Country CANADA

Your Reference

Our Reference

GL Code (Cost Element)	Amount	Tax Code	Tax Jurisdiction	Cost Centre	Order Number	Business Area
TEXT						

1	490200	\$429.00	OG (GST Only)	RFPF (GST Only)	40007462	9200
TEXT	RE: P/L BOARD UP OF BUILDING & CLEAN UP OF PROPERTY (2910 Renfrew Street)					

2						
TEXT						

DETAILS or COMMENTS TO PUT ON INVOICE	AMOUNT
RE: 2910 Renfrew Street Lot 6, Block A, Section 43, Plan 11660, DL THSL	\$429.00
THE COST OF BOARDING UP THE BUILDING, CLEANING UP AND DEBRIS REMOVAL AT THE ABOVE LOCATION ON JULY 2nd, JULY 3rd AND JULY 7th, 2009, UNDER ARTICLE 1A.6.2.2 OF DIVISION C OF THE BUILDING BY-LAW AND SECTION 6 OF THE UNTIDY PREMISES BY-LAW.	
NOTE: IF THIS INVOICE REMAINS UNPAID AFTER AUGUST 27th, 2009, THE AMOUNT OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE CHARGED BY THE PROPERTY TAX OFFICE	
Contact Person: CATHERINE WONG	Phone Number: 604-873-7535
G.S.T. Registration No. R121361042 The City of Vancouver charges a \$35 administrative fee for any dishonored cheque.	PST Amount Payable
	* GST Amt Payable \$ 21.45
	Total Amount Payable \$ 450.45

Accounting Use Only	Requested by: CATHERINE WONG	CHECK APPLICABLE
Invoice Number & Date	Phone Number: 604-873-7535	<input type="checkbox"/> Attachment Required
	Department: BY-LAW ADMINISTRATION	<input type="checkbox"/> Return Original Invoice
	Special Instructions: *Give Samson Chu a copy of the invoice	<input checked="" type="checkbox"/> Copy of Invoice to Requestor

INVOICE

INVOICE DATE:

JULY 13/2009

INVOICE NUMBER:

661

TO:

CITY OF VANCOUVER
PROPERTY USE BRANCH
453 WEST 12TH AVENUE
VANCOUVER, BC V5Y 1V4

FROM:

WAKEFIELD DEV LTD.
5409 NORFOLK ST.
BURNABY, BC
V5G 1G3

ATTENTION:

SHERY MARTEL

GST NO:

R105571145

SITE ADDRESS:

2910 RENFREW ST.

DATE(S) OF WORK PERFORMED:

JULY 2ND, 3RD & 7TH 2009

PURPOSE OF JOB:

☒ BOARD UP

☐ CUT OVERGROWTH

☒ SITE CLEAN UP (ALVIN MARTIN)

JOB DESCRIPTION (eg. number of openings boarded up, location of openings, location of debris, etc.):

- CLEAN UP JUNK, BURNING, & LEAVES JULY 2ND + 7TH 2009
- SHOW UP TO BOARD UP BUILDING WITH PLYWOOD & 2 EMPLOYEES
AFTER HE TALKS TO ALVIN WE PACK UP & LEAVE (JULY 3RD)

MATERIALS USED:

\$
\$
\$
\$
\$
\$
\$

SUB TOTAL: \$

OTHER MISCELLANEOUS CHARGES:

- DUMPING FEES
- PHOTOS

\$
\$
\$
\$
\$
\$
\$

11.00
20.00

SUB TOTAL: \$

LABOUR COSTS:

	RATE per HOUR	HRS WORKED
Staff # 1	\$ 55.00	6
Staff # 2	\$ 39.00	1
Staff # 3	\$ 29.00	1
Staff # 4	\$	

\$
\$
\$
\$

330.00
39.00
29.00

SUB TOTAL: \$

429.00

GST: \$

21.45

GRAND TOTAL: \$ 450.45

APPROVAL STAMP

NORTH SHORE TRANSFER STATION

THIS FACILITY IS PART OF THE GREATER VANCOUVER SEWAGE &
DRAINAGE DISTRICT ("METRO VANCOUVER") WASTE MGMT SYSTEM

Operated By: **WASTECH**

ACCOUNT & TICKET ENQUIRIES: 604-451-6185

DISPOSAL ENQUIRIES: 604-521-1715

METRO VANCOUVER WEBSITE: www.metrovancouver.org

ORIGINAL

TICKET NO: 295999 7/2/09

Inbound 11:47:20 AM

ACCT NO: CASHR

BILL ACCT: Residential (RDO)

HAUL ACCT: Residential (RDO)

VEH ID: 3744LN LIC NO: 3744LN

TRAILER:

TYPE: 1P Peak-rate Garbage

SOURCE: 1 District of North
Vancouver

GROSS WT: 2770kg

TARE WT: 2610kg

NET TONNES: 0.16tn

RATE: \$71.00/1000 kg

1 Tonne = 1000kg

Surcharge \$0.00

TOTAL:	Cash	\$20.00
---------------	------	----------------

VZATION

CITY OF BURNABY

2910 *Renfer*

07-08-09

1 1.00%

Q 1 1.00%

11 1.00%

12 1.00%

08-30

1 01

2910
Renfer
Disposal
+10



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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mrs. C. Robbins
Manager,
Property Use Branch
at 604.873.7563
I.R. No. UI 39585/EN 053826

ORDER

Received by Yes
To: Paul A. Martin
Date: 07/06/12

June 4, 2009

Q803985 B.C. Ltd.
5296 McKinnon Street
Vancouver, BC, V5R 4C6

*See separate
TEMPERATURE*

*Services disconnected
previously in 2006.
highly vacant since*

Dear Sirs/Mesdames:

June 27/09

RE: 2910 and 2916 Renfrew Street
Lot 5 & 6, Block A Section 43, Plan 11660, District Lot THSL

The District Property Use Inspector reports that the transom above the front (west) door and the upper portions of window openings on the north elevation of the ground floor level are open and all of the second floor level windows have been broken in this vacant building, allowing access to the public and in danger of being set on fire. The building is therefore certified to be in an unsafe condition and a hazard to surrounding properties and public safety.

Therefore, in accordance with Sentence 1A.6.2.1.(2) of Division C of the Building By-law, you are ordered to securely board-up all exterior openings in this building with at least a minimum of 3/8" plywood IMMEDIATELY and thereafter maintain the building in a secure condition.

If you do not comply with this order by June 11, 2009, the City will hire a contractor to do the work as authorized under Sentence 1A.6.2.1.(1) of the Building By-law.



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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mr. A. Martin
Property Use Inspector,
Property Use Branch
at 604.873.7511
8:30 am - 9:30 am
I.R. No. UI39585/EN053826

ORDER

June 9, 2009

0803985 BC Ltd
5296 McKinnon Street
Vancouver, BC V5R 4C6

Dear Sir/Madam:

RE: 2910 Renfrew Street
Lot 6, Block A, Section 43, THSL, Plan 11660

Diary? No..... Yes ☒
To: ALVIN MARTIN
Date: JUN 23, 2009 Init: GB
EN #: 053826

On May 29, 2009, our inspection services reported that your property at the above location had an accumulation of rubbish and discarded materials (i.e., tree branches, in the parking area on the north and west side of the site, gypsum wallboard pieces in the parking area on the north side of the site, two oil drums, one on the north parking area and one in the west parking area, paper, glass, etc., scattered throughout the site).

It was further reported that the grass at the above location were overgrown and not in keeping with the prevailing neighbourhood in violation of the Untidy Premises By-law.

Under Section 6 of the Untidy Premises By-law, as owner of the property you are ORDERED TO remove the accumulation of rubbish and discarded materials and to cut the grass on or before June 22, 2009 and to thereafter maintain the site in a tidy condition.

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

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

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

Yours truly,

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

AM/gb

Copy: Posted on Site

Q:\Correspondence\Untidy\2009Archives\06 - June\2910renfrewst.doc

City Hall 453 West 12th Avenue Vancouver BC V5Y 1Y4 vancouver.ca

Folio: 280-670-66-0000

Civic: 2910 RENFREW ST

Size: 66.09 121.67 WIDTH/DEPTH

Pid: 006-866-468

Legal: LOT 6 BLOCK A SECTION 43 PLAN 11660 DISTRICT
LOT THSL NEW WESTMINSTER LOT 5, BLOCK A, PLAN
11660, DISTRICT LOT THSL, SECTION 43, NEW
WESTMINSTER LAND DISTRICT.

Owner: 0803985 B C LTD

5296 MCKINNON ST

VANCOUVER BC V5R 4C6

(CA627007)

Date: 09/07/17 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
TITLE - CA627007

Time: 14:40:02
Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: CA627007
FROM TITLE NO: BW429490

APPLICATION FOR REGISTRATION RECEIVED ON: 15 NOVEMBER, 2007
ENTERED: 20 NOVEMBER, 2007

REGISTERED OWNER IN FEE SIMPLE:
0803985 B.C. LTD., INC.NO. 0803985
5296 MCKINNON STREET
VANCOUVER, BC
V5R 4C6

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 006-866-468
LOT 6 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS: NONE

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

EASEMENT AND INDEMNITY AGREEMENT
475549M 1968-09-12 15:33
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
475549M
REMARKS: INTER ALIA

MORTGAGE
CA627213 2007-11-15 11:09
REGISTERED OWNER OF CHARGE:
FISGARD CAPITAL CORPORATION
INCORPORATION NO. C063095
CA627213
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS
CA627214 2007-11-15 11:09
REGISTERED OWNER OF CHARGE:
FISGARD CAPITAL CORPORATION
INCORPORATION NO. C0603095
CA627214
REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

CONTINUES ON PAGE 002

Date: 09/07/17 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - CA627007

Time: 14:40:02
Page: 002

PENDING APPLICATIONS: NONE

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

BC Company Summary

For

0803985 B.C. LTD.

Date and Time of Search: July 17, 2009 02:46 PM Pacific Time

Currency Date: June 26, 2009

ACTIVE

Incorporation Number: BC0803985

Name of Company: 0803985 B.C. LTD.

Recognition Date and Time: Incorporated on September 28, 2007 09:53 AM Pacific Time

In Liquidation: No

Last Annual Report Filed: Not Available

Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

ko, james c

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

NO OFFICER INFORMATION FILED .

DB 438538



#102 - 6305 Fraser Street
Vancouver, BC V5W 3A3
Tel: 604-324-7070
Fax: 604-324-3865
E-mail: nancy_toy@telus.net

CERTIFICATE OF INSURANCE


This is to certify that insurance has been affected as follows:

Named Insured: Ennova Structural Engineers Inc.
Mailing Address: Unit 200, 1820 Renfrew Street
Vancouver, BC V5M 3H9
Insurer: Certain Lloyds Underwriters
Policy Number: CSR2086
Policy Term: September 5, 2011 to October 5, 2012
Professional Liability: Limit of Liability
Per Claim \$ 50,000
Conditions: As per policy

This certificate is furnished as a matter of information only and confers no rights upon the holder. It is issued with the understanding that the rights and liabilities of the parties will be governed by the original policy as it may lawfully amended by endorsement from time to time. Insurance is afforded only with respect to such and so many of the following policies thereto. The limit of the company's liability under each such coverages shall not exceed the amount stated herein, subject to all the terms of the policy having reference thereto.

Dated: September 8, 2011

MAPLELEAF INSURANCE SERVICES LTD.


PER: NANCY TOY



INVOICE

MAIL CHEQUE OR MONEY ORDER TO:
City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1
Telephone 604.873.7202

INVOICE NO: 0018092286
DATE: 2009/07/24
To: 0803985 BC LTD
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

YOUR REFERENCE:
OUR REFERENCE:

DETAILS

AMOUNT

RE: 2910 RENFREW STREET
LOT 6, BLOCK A, SECTION 43, PLAN 11660, DL THSL

THE COST OF BOARDING UP THE BUILDING, CLEANING UP AND DEBRIS REMOVAL
AT THE ABOVE LOCATION ON JULY 2ND, JULY 3RD AND JULY 7TH, 2009, UNDER
ARTICLE 1A.6.2.2 OF DIVISION C OF THE BUILDING BY-LAW AND SECTION 6
OF THE UNTIDY PREMISES BY-LAW \$ 429.00

NOTE: IF THIS INVOICE REMAINS UNPAID AFTER AUGUST 27TH, 2009, THE AMOUNT
OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE
CHARGED BY THE PROPERTY TAX OFFICE

FOR QUESTIONS, PLEASE CONTACT CATHERINE WONG AT (604) 873-7535

P.S.T.	\$	0.00
*G.S.T.	\$	21.45
Total Amount Payable	\$	450.45

Payment of this invoice is NOW DUE

G.S.T. NUMBER R121361042

THE CITY OF VANCOUVER CHARGES A \$35 ADMINISTRATIVE FEE FOR ANY DISHONoured CHEQUE

REMITTANCE STUB

CITY OF VANCOUVER
City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1
Telephone 604.873.7202

INVOICE NO: 0018092286
DATE: 2009/07/24
TOTAL PAYABLE: \$450.45

0803985 BC LTD

- * PLEASE WRITE THIS INVOICE NUMBER ON YOUR CHEQUE OR MONEY ORDER
- * INCLUDE THIS STUB WITH YOUR PAYMENT



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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mr. A. Martin
District Property Use Inspector,
Property Use Branch
at 604.873.7511
8:30AM - 9:30AM
I.R. No. UI44111 / EN065217

ORDER

November 8, 2010

0803985 B.C. Ltd.
5296 McKinnon Street
Vancouver, BC V5R 4C6

Alvin Martin ✓
Nov. 19 GM
065217

Dear Sir/Madam:

RE: 2910 - 2916 Renfrew Street
Lot 4, Block A, Section 43, T.H.S.L., Plan 11660

On November 1, 2010, our inspection services reported that your property at the above location contained considerable amounts of rubbish and discarded materials (i.e. cardboard boxes filled with yard waste, located on the west side of the property) resulting in the site being in an untidy condition which is in contravention of the Untidy Premises By-law.

Under Section 6 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 NOVEMBER 18, 2010**, and to thereafter maintain the site in a tidy condition.

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

For your information, the average cost for this type of work is currently up to \$3,000.00. If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

Yours truly,

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

AHM/gm

Copy: Posted on Site - Seal

Folio: 280-670-50-0000

Civic: 2910 RENFREW ST

Size: 33.17 121.68 WIDTH/DEPTH

Pid: 006-804-829

Legal: LOT 4 BLOCK A SECTION 43 PLAN 11660 DISTRICT
LOT THSL NEW WESTMINSTER

Owner: 0803985 B C LTD

5296 MCKINNON ST

VANCOUVER BC V5R 4C6

(CA627005)

Date: 05-Nov-2010 TITLE SEARCH PRINT
Requestor: (PG14135) CITY OF VANCOUVER
Folio: TITLE - CA627005

Time: 09:26:25
Page 001 of 002

VANCOUVER LAND TITLE OFFICE TITLE NO: CA627005
FROM TITLE NO: BW429488

APPLICATION FOR REGISTRATION RECEIVED ON: 15 NOVEMBER, 2007
ENTERED: 20 NOVEMBER, 2007

REGISTERED OWNER IN FEE SIMPLE:
0803985 B.C. LTD., INC.NO. 0803985
5296 MCKINNON STREET
VANCOUVER, BC
V5R 4C6

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 006-804-829
LOT 4 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

EASEMENT AND INDEMNITY AGREEMENT

475549M 1968-09-12 15:33

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

475549M

REMARKS: INTER ALIA

MORTGAGE

BB1128232 2009-12-07 14:57

REGISTERED OWNER OF CHARGE:

s.22(1)

AS TO AN UNDIVIDED 500/1500 INTEREST AS JOINT TENANTS

BB1128232

s.22(1)

AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS

BB1128232

0823139 B.C. LTD.

INCORPORATION NO. 823139

AS TO AN UNDIVIDED 150/1500 INTEREST

BB1128232

s.22(1)

AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS

BB1128232

s.22(1)

AS TO AN UNDIVIDED 150/1500 INTEREST

BB1128232

s.22(1)

Date: 05-Nov-2010 TITLE SEARCH PRINT
Requestor: (PG14135) CITY OF VANCOUVER
Folio: TITLE - CA627005

Time: 09:26:25
Page 002 of 002

AS TO AN UNDIVIDED 100/1500 INTEREST
BB1128232
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BB1128233 2009-12-07 14:57

REGISTERED OWNER OF CHARGE:

s.22(1)

AS TO AN UNDIVIDED 500/1500 INTEREST AS JOINT TENANTS
BB1128233

s.22(1)

AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS
BB1128233

0823139 B.C. LTD.

INCORPORATION NO. 823139

AS TO AN UNDIVIDED 150/1500 INTEREST

BB1128233

s.22(1)

AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS
BB1128233

s.22(1)

AS TO AN UNDIVIDED 150/1500 INTEREST

BB1128233

s.22(1)

AS TO AN UNDIVIDED 100/1500 INTEREST

BB1128233

REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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



**BRITISH
COLUMBIA**
The Best Place on Earth

**Ministry
of Finance**
BC Registry Services

Mailing Address:
PO BOX 9431 Stn Prov Govt.
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
250 356-8626

BC Company Summary

For
0803985 B.C. LTD.

Date and Time of Search: November 05, 2010 09:28 AM Pacific Time
Currency Date: September 29, 2010

ACTIVE

Incorporation Number: BC0803985
Name of Company: 0803985 B.C. LTD.
Recognition Date and Time: Incorporated on September 28, 2007 09:53 AM Pacific Time
Last Annual Report Filed: September 28, 2009
In Liquidation: No
Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
ko, james c

Mailing Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

OFFICER INFORMATION AS AT September 28, 2009

Last Name, First Name, Middle Name:

ko, james ching cheong

Office(s) Held: (President)

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA



COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Administration

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mr. D. Mueske
Property Use Inspector,
Property Use Branch
at 604.873.7586
I.R. No. UI46781 / EN075569

ORDER

January 27, 2012

0803985 B.C. Ltd.
Attention: James C. Ko
5296 McKinnon Street
Vancouver, BC V5R 4C6

Copy? No..... Yes ☒
To: *Parren Mueske*
Date: *Feb. 7* Init: *GM*
BY: *075569*

Dear Sir:

RE: 2910 - 2916 Renfrew Street
Lots 4 to 6, Block A, Section 43 T.H.S.L., Plan 11660

The District Property Use Inspector reports that the north, east, and west elevations of your building at the above location have been defaced with graffiti (on the tile and concrete-block exteriors), in contravention of the Graffiti By-law.

Under Section 6 of the Graffiti By-law, as owner of the property, you are **ORDERED TO REMOVE THE GRAFFITI FROM THE NORTH, EAST, AND WEST ELEVATIONS OF YOUR BUILDING, ON OR BEFORE FEBRUARY 6, 2012**, and thereafter maintain the building free of graffiti.

IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO REMOVE THE GRAFFITI AS AUTHORIZED UNDER SECTION 7 OF THE GRAFFITI BY-LAW.

For your information, the average cost of this type of work is currently up to \$2,000.00 depending on the amount of graffiti and type of exterior cladding material.

IF THE COSTS INCURRED ARE NOT PAID, THE CITY CAN COLLECT THEM BY ADDING THEM TO YOUR PROPERTY TAXES.

Yours truly,

W. M. Johnston, P. Eng.
Director, Licences & Inspections

DGM/gm

Copy: Posted on Building - *Jan 27*

Folio: 280-670-50-0000

Civic: 2910 RENFREW ST

Size: 33.17 121.68 WIDTH/DEPTH

Pid: 006-804-829

Legal: LOT 4 BLOCK A SECTION 43 PLAN VAP11660
DISTRICT LOT THSL NEW WESTMINSTER

Owner: 0803985 BC LTD

5296 MCKINNON ST

VANCOUVER BC V5R 4C6

(CA627005)

Folio: 280-670-66-0000
Civic: 2910 RENFREW ST
Size: 66.09 121.67 WIDTH/DEPTH

Pid: 006-866-468
Legal: LOT 6 BLOCK A SECTION 43 PLAN VAP11660
DISTRICT LOT THSL NEW WESTMINSTER LOT 5,
BLOCK A, PLAN VAP11660, DISTRICT LOT THSL,
SECTION 43, NEW WESTMINSTER LAND DISTRICT.

Owner: 0803985 BC LTD
5296 MCKINNON ST
VANCOUVER BC V5R 4C6
(CA627007)

Date: 26-Jan-2012 TITLE SEARCH PRINT
 Requestor: (PG14135) CITY OF VANCOUVER
 Folio: TITLE - CA627007

Time: 15:48:06
 Page 001 of 002

VANCOUVER LAND TITLE OFFICE TITLE NO: CA627007
 FROM TITLE NO: BW429490

APPLICATION FOR REGISTRATION RECEIVED ON: 15 NOVEMBER, 2007
 ENTERED: 20 NOVEMBER, 2007

REGISTERED OWNER IN FEE SIMPLE:
 0803985 B.C. LTD., INC.NO. 0803985
 5296 MCKINNON STREET
 VANCOUVER, BC
 V5R 4C6

TAXATION AUTHORITY:
 CITY OF VANCOUVER

DESCRIPTION OF LAND:
 PARCEL IDENTIFIER: 006-866-468
 LOT 6 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

LEGAL NOTATIONS:

BYLAW CONTRAVENTION NOTICE, VANCOUVER CHARTER, SECTION 336D
 SEE BB1937743

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

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

EASEMENT AND INDEMNITY AGREEMENT

475549M	1968-09-12	15:33
---------	------------	-------

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

475549M

REMARKS: INTER ALIA

MORTGAGE

BB1128232	2009-12-07	14:57
-----------	------------	-------

REGISTERED OWNER OF CHARGE:

s.22(1)

AS TO AN UNDIVIDED 500/1500 INTEREST AS JOINT TENANTS

BB1128232

s.22(1)

AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS

BB1128232

0823139 B.C. LTD.

INCORPORATION NO. 823139

AS TO AN UNDIVIDED 150/1500 INTEREST

BB1128232

s.22(1)

AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS

BB1128232

s.22(1)

Date: 26-Jan-2012 TITLE SEARCH PRINT
Requestor: (PG14135) CITY OF VANCOUVER
Folio: TITLE - CA627007

Time: 15:48:06
Page 002 of 002

AS TO AN UNDIVIDED 150/1500 INTEREST
BB1128232

s.22(1)

AS TO AN UNDIVIDED 100/1500 INTEREST
BB1128232

REMARKS: INTER ALIA

ASSIGNMENT OF RENTS

BB1128233 2009-12-07 14:57

REGISTERED OWNER OF CHARGE:

s.22(1)

AS TO AN UNDIVIDED 500/1500 INTEREST AS JOINT TENANTS
BB1128233

s.22(1)

AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS
BB1128233

0823139 B.C. LTD.

INCORPORATION NO. 823139

AS TO AN UNDIVIDED 150/1500 INTEREST
BB1128233

s.22(1)

AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS
BB1128233

s.22(1)

AS TO AN UNDIVIDED 150/1500 INTEREST
BB1128233

s.22(1)

AS TO AN UNDIVIDED 100/1500 INTEREST
BB1128233

REMARKS: INTER ALIA

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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



BC Company Summary

For
0803985 B.C. LTD.

Date and Time of Search: January 26, 2012 03:49 PM Pacific Time

Currency Date: December 19, 2011

ACTIVE

Incorporation Number: BC0803985

Name of Company: 0803985 B.C. LTD.

Recognition Date and Time: Incorporated on September 28, 2007 09:53 AM Pacific Time

In Liquidation: No

Last Annual Report Filed: September 28, 2011

Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
ko, james c

Mailing Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:
5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

OFFICER INFORMATION AS AT September 28, 2011

Last Name, First Name, Middle Name:

ko, james ching cheong

Office(s) Held: (President)

Mailing Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

Delivery Address:

5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA



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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mrs. C. Robbins
Manager,
Property Use Branch
at 604.873.7563
I.R. No. UI 39585/EN 053826

ORDER

Copy? No Yes ☒
To: PUI - A Martin
Date: 09.06.12 Init: CZ

June 4, 2009

0803985 B.C. Ltd.
5296 McKinnon Street
Vancouver, BC, V5R 4C6

} co. searched
TEMPEST same

Services disconnected
previously in 2006,
bldg vacant since

Dear Sirs/Mesdames:

Msia 2910

**RE: 2910 and 2916 Renfrew Street
Lot 5 & 6, Block A Section 43, Plan 11660, District Lot THSL**

The District Property Use Inspector reports that the transom above the front (west) door and the upper portions of window openings on the north elevation of the ground floor level are open and all of the second floor level windows have been broken in this vacant building, allowing access to the public and in danger of being set on fire. The building is therefore certified to be in an unsafe condition and a hazard to surrounding properties and public safety.

Therefore, in accordance with Sentence 1A.6.2.1.(2) of Division C of the Building By-law, you are ordered to securely board-up all exterior openings in this building with at least a minimum of 3/8" plywood **IMMEDIATELY** and thereafter maintain the building in a secure condition.

If you do not comply with this order by June 11, 2009, the City will hire a contractor to do the work as authorized under Sentence 1A.6.2.1.(1) of the Building By-law.

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

Yours truly,

A handwritten signature in dark ink, appearing to read 'W. M. Johnston', with a stylized flourish at the end.

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

AHM/cf

Copy: Posted on building

I. McHattie, Plumbing Inspection Branch
D. Marshall, Plumbing Inspection Branch
J. McMahon, Electrical Inspection Branch
B. Cornwell, Electrical Inspection Branch



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BC Registry Services

Mailing Address:
PO BOX 9431 Stn Prov Govt.
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
250 356-8626

2910 Renfrew

BC Company Summary

For
0803985 B.C. LTD.

Date and Time of Search: June 02, 2009 01:57 PM Pacific Time
Currency Date: May 15, 2009

ACTIVE

Incorporation Number: BC0803985
Name of Company: 0803985 B.C. LTD.
Recognition Date and Time: Incorporated on September 28, 2007 09:53 AM Pacific Time
Last Annual Report Filed: Not Available
In Liquidation: No
Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address: 5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA
Delivery Address: 5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

RECORDS OFFICE INFORMATION

Mailing Address: 5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA
Delivery Address: 5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
ko, james c

Mailing Address: 5296 MCKINNON STREET
VANCOUVER BC V5R 4C6
CANADA
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VANCOUVER BC V5R 4C6
CANADA

NO OFFICER INFORMATION FILED .

Folio: 280-670-66-0000
Civic: 2910 RENFREW ST
Size: 66.09 121.67 WIDTH/DEPTH

Pid: 006-866-468
Legal: LOT 6 BLOCK A SECTION 43 PLAN 11660 DISTRICT
LOT THSL NEW WESTMINSTER LOT 5, BLOCK A, PLAN
11660, DISTRICT LOT THSL, SECTION 43, NEW
WESTMINSTER LAND DISTRICT.

Owner: 0803985 B C LTD
5296 MCKINNON ST
VANCOUVER BC V5R 4C6
(CA627007)
