

DIGITAL PHOTOS

TO DOMINO

Main address: 2910 PENFROW ST.

Secondary address (if applicable): _____

Specifics: _____

Reason for inspection: RECHECK - NOISANCE SITE

Name of inspector: ALVIN MARTIN

Inspection Discipline: PROPERTY USE

Date photo(s) taken: 2009 JUNE 24

Related Inspection Report (IR) number: UI 39981

Related Enforcement (EN) number: EN 053 826

Location of digital photo(s) on "Q" drive: propuse\scan-index\2910 Penfrow\

Date the directory was created Aug 7/09

Comments re photos:

Photo # 1-4: U/T DEBRIS

Photo # 5-7: GRAFFITI

Photo # 8-10: VBBL 4PEN + ACCESSIBLE

Photo # _____

Photo # _____

Photo # _____

Continued on next page Yes _____ No X

Photos submitted to Domino by: Arlene Tio

Domino to send FYA notification to: same



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



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



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



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



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



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



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



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



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



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

Kolbinson, Rita

From: Robbins, Carlene
Sent: Tuesday, October 05, 2010 1:11 PM
To: s.22(1)
Cc: Correspondence Group, City Clerk's Office; Johnston, Will; Dyck, Ron; Martin, Alvin; DOMINO (CITYVAN)
Subject: FW: RC-73 Block Watch Group - 2910-16 Renfrew Street
Attachments: IMG_1576.JPG; IMG_1577.JPG; IMG_1578.JPG; IMG_1579.JPG; IMG_1580.JPG; IMG_1584.JPG; IMG_1585.JPG; IMG_1586.JPG; IMG_1588.JPG; IMG_1589.JPG; IMG_1590.JPG; IMG_1592.JPG; IMG_1593.JPG

thank you for your e-mail. In response to your concerns, we have reviewed our records for this property and confirm that the building has been vacant since it caught fire in 2006. There have been ongoing issues with the security of the building and the unsightly condition of the property. Accordingly, the Chief Building Official has sent an order requesting that the building be demolished by November 15, 2010. The owners have also been advised that if they fail to comply with the demolition order, the City will bring the matter before Council to request that the building be declared a nuisance pursuant to Section 324A of the Vancouver Charter and ordered to be demolished by City Council. If you have any questions or further concerns about the property, please contact me or the District Inspector, Mr. Martin @ 604-873-7511.

sincerely

Carlene Robbins
 Manager, Property Use Inspection Branch
 Coordinated Enforcement Division
 604-873-7563

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 04, 2010 4:38 PM
To: s.22(1)
Subject: FW: RC-73 Block Watch Group

Thank you for your email which has been circulated for information to the Mayor, Councillors, City Manager, and forwarded to the attention of the Manager of Property Use.

From: s.22(1)
Sent: Monday, October 04, 2010 1:05 PM
To: Correspondence Group, City Clerk's Office
Subject: RC-73 Block Watch Group



To the Honorable Mayor and Council,

We are a small dedicated s.22(1) [REDACTED]
s.22(1) we are desperately seeking to **Bulldoze** this rat infested and illegal drug house place this use to be a restaurant called Plum Blossom. We have two teenage group homes in our general neighbor hood area which their kids use this place to smoke up, etc; and Van Tech students use it as well. Could there be something done about this mess to clear our neighbor hoods problem once and for all. There is no address to this place other than the link below please click onto it to see it's rough location.

Thank You,

s.22(1) [REDACTED]

s.22(1) [REDACTED]

s.22(1) [REDACTED]



[FREE Animations for your email - by IncrediMail!](#)

[Click Here!](#)





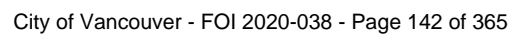






















Jayaraman, Lalitha

From: eric [pacificarch@telus.net]
Sent: Tuesday, February 28, 2012 4:18 PM
To: Jayaraman, Lalitha
Cc: s.22(1) 'james ko'
Subject: DB 438538 - 2930 Renfrew St.

Dear Lalitha,

With reference to your e-mails of Feb. 16, 20, 22, 2012 to s.22(1) and our telephone conversation yesterday, we concur with your review and assessment that the subject application would be categorized under Change of Major Occupancy Classification Projects, Acceptable Solutions #2. F2 / S3 / A3 should apply for the renovation. The current building is a 3 storeys building, of which the lower floor is a basement. For the purpose of 3.2.2 and 3.8 the building, however is considered a 2 storeys building (please refer to definition of building height, first storey, basement). As such, even if the building come in in its current configuration for new construction, access is not required for the 2/F under 3.8.2.1.2a (please also refer to Section B – Appendix A clause A-3.8.2.1.(2)(a)). It would create unnecessary hardship for my client if an elevator is requested. The intent of A3 is to ensure that access is maintained, if required, under the current bylaw.

I have also talked with the owner concerning your comments on the structural part. The structural engineer will provide you with specific design details to address the S3 requirements.

Trusting the above has addressed your concerns.

Regards

Eric Cheung

MAIBC MRAIC CP

✗ Show me Kitchen ventilation shaft on the upper floor. with access to the access panels from common area.

DB 438538

Jayaraman, Lalitha

From: eric [pacificarch@telus.net]
Sent: Friday, March 09, 2012 1:19 PM
To: Jayaraman, Lalitha
Cc: 'james ko'; s.22(1)
Subject: FW: 2910 Renfrew Street, DB 438538 - Building height
Attachments: vre-2910tp.dwg; ATT00007.htm; vre-2910tp.pdf; ATT00010.htm

Dear Lalitha,

Thank you for your email of March 2, 2012. Please find enclosed survey plan for the site with the elevation of the various floors spotted for Building Height determination.

The average grade of the site (with the 4 corners @ 98.99; 94.25; 101.10; 94.83) works out to be 97.29. With the main floor elevation @ 102.1 this will put the main floor @ 4.81 ft (1.47 meter < 2 meter) above the average grade. The main floor should thus be determined as the First Storey of the building and the project will be a 2 storey building with a basement under 3.2.2 and 3.8. Access to the second office floor is not required under 3.8.2.1.2a.

Eric Cheung
 MAIBC MRAIC CP

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

From: James Ko [mailto:s.22(1)]
Sent: Friday, March 09, 2012 11:50 AM
To: pacificarch@telus.net
Subject: Fwd: 2910 Renfrew Street, Vancouver, B.C.

Hi ERIC,

Please contact me when you have review it

Thanks

James Ko

s.22(1)

Begin forwarded message:

From: "Pat Ngan" <pat@lnls.ca>
Date: 9 March, 2012 10:44:23 AM PST
To: s.22(1)
Subject: Fw: 2910 Renfrew Street, Vancouver, B.C.

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

From: Pat Ngan
To: james ko
Sent: Friday, March 09, 2012 10:07 AM
Subject: 2910 Renfrew Street, Vancouver, B.C.

Hi James,
 Attached please find the pdf and dwg for your attention.
 Thanks

DB 438538

Pat



Pat Ngan, Office Manager
Email: pat@LNLS.ca
LOUIS NGAN LAND SURVEYING
4938 Victoria Drive, Vancouver, BC
T 604.327.1535 F 604.327.1536

On the web: <http://www.LNLS.ca>

The information in this email is confidential, and may be privileged. It is intended solely for the addressee. Any review, distribution, copying, printing or other use of this email by persons or entities other than the addressee is prohibited without the sender's consent. If you have received this communication in error, please notify the sender by replying to the message and delete it from your computer.

DB 438538

VanRIMS No.: 11-3000-12

MEMORANDUM

February 21, 2011

TO: Subdivision & Conveyancing Coordinator
Law Department

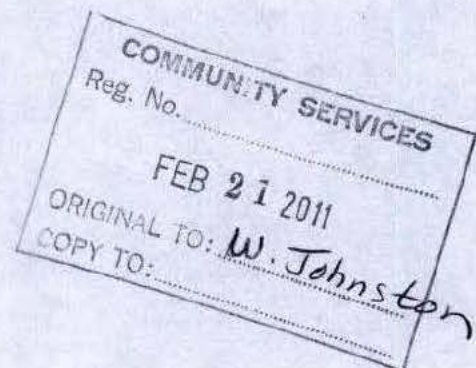
CC: Will Johnston, Community Services Group

FROM: Bonnie Kennett, Meeting Coordinator

SUBJECT: 336D Notice: 2910 Renfrew Street, Vancouver, BC

On February 3, 2011, City Council instructed the City Clerk to file a 336D notice against the Certificate of Title to the building at 2910 Renfrew Street, Vancouver, BC, in order to warn prospective purchasers there is a contravention of Section 324A of the Vancouver Charter related to this building.

Accordingly, please arrange to have the attached Notice filed with the Registrar of Titles, Vancouver Land Office.



February 4, 2011

VanRIMS No.: 11-3000-12

Registrar of Titles
Vancouver Land Title Office
88 - 6th Street
New Westminster, BC V3L 5B3

Dear Sir/Madam:

RE: In the Matter of the Vancouver Charter and Section 336D Thereof

TAKE NOTICE that the Council of the City of Vancouver, on Thursday, February 3, 2011, passed a resolution pursuant to Section 336D of the Vancouver Charter instructing the City Clerk of the City of Vancouver to file this notice against the Certificate of Title to the property at 2910 Renfrew Street, Vancouver, BC, which property is more particularly known and described as follows:

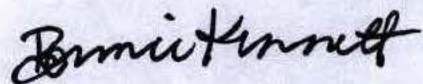
Lot 4, Block A, Section 43, District Lot THSL, Plan 11660, PID 006-866-468

This notice is to advise that the building at 2910 Renfrew Street, Vancouver, BC is in contravention of Section 324A of the Vancouver Charter related to this building.

Further information respecting this Notice, the Resolution of the Council of the City of Vancouver, and the report of the City Building Inspector may be inspected at the Office of the City Clerk, 453 West 12th Avenue, Vancouver, BC, during normal business hours.

Dated at Vancouver, BC, this 4th day of February, 2011.

Yours truly,



Bonnie Kennett
Meeting Coordinator

tel: 604.873.7269

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

cc: **Will Johnston, Director of Licences & Inspections/Chief Building
Official**

February 4, 2011

VanRIMS No.: 11-3000-12

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

Dear Sir or Madam:

RE: Nuisance Building at 2910 Renfrew Street

Following the Standing Committee of Council on City Services and Budgets meeting on Thursday, February 3, 2011, Vancouver City Council approved the following:

- A. THAT Council declare that the building at 2910 Renfrew Street, Lot 4, Block A, Section 43, District Lot THSL, Plan 11660, PID 006-866-468, is a nuisance and dangerous to public safety pursuant to Section 324A of the Vancouver Charter.
- B. THAT Council approve the resolution in Appendix A of the Administrative Report dated December 22, 2010, entitled "Nuisance Building at 2910 Renfrew Street", and order the registered owner to pull down and demolish the building, remove all demolition debris from the site and thereafter provide a chain-link fence around the perimeter of the site, within 30 days of a copy of the resolution being served on the registered owner pursuant to Section 324A of the Vancouver Charter.
- C. THAT if the owner fails to comply with this order of Council, Council further orders and hereby authorizes the City Building Inspector or his designate, to pull down and demolish the building, remove all demolition debris from the site and thereafter provide a chain-link fence around the perimeter of the site pursuant to Section 324A of the Vancouver Charter.
- D. THAT if the owner fails to allow the City Building Inspector and/or his designate access to the site to carry out the work as outlined in C above, the Director of Legal Services be authorized, in her discretion, to commence a legal action or proceeding in relation to the building at 2910 Renfrew Street, and may, in her discretion, seek injunctive relief in that action or proceeding in order to bring this property into compliance with Council's resolution.

- E. THAT the City Clerk be directed to file a 336D Notice against the Title to the property at 2910 Renfrew Street, in order to inform prospective purchasers that the building on the property is unlikely to be usable for its expected purpose during its normal lifetime.

A copy of the letter to the Land Titles Office regarding this recommendation is enclosed.

If you require further information on this matter, please contact Will Johnston, Director of Licences & Inspections/Chief Building Official, at 604.873.7515.

Yours truly,



Bonnie Kennett
Meeting Co-ordinator

tel: 604.873.7269
City Clerks Office e-mail: info@vancouver.ca

cc: Will Johnston, Director of Licences & Inspections/Chief Building Official

February 4, 2011

VanRIMS No.: 11-3000-12

Mortgage Holders
c/o Alvin Hui Law Corporation
1606 Hornby Street
Vancouver, BC V6Z 2T4

Dear Sir or Madam:

RE: Nuisance Building at 2910 Renfrew Street

Following the Standing Committee of Council on City Services and Budgets meeting on Thursday, February 3, 2011, Vancouver City Council approved the following:

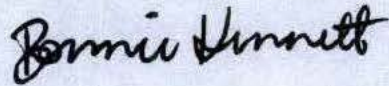
- A. THAT Council declare that the building at 2910 Renfrew Street, Lot 4, Block A, Section 43, District Lot THSL, Plan 11660, PID 006-866-468, is a nuisance and dangerous to public safety pursuant to Section 324A of the Vancouver Charter.
- B. THAT Council approve the resolution in Appendix A of the Administrative Report dated December 22, 2010, entitled "Nuisance Building at 2910 Renfrew Street", and order the registered owner to pull down and demolish the building, remove all demolition debris from the site and thereafter provide a chain-link fence around the perimeter of the site, within 30 days of a copy of the resolution being served on the registered owner pursuant to Section 324A of the Vancouver Charter.
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A copy of the letter to the Land Titles Office regarding this recommendation is enclosed.

If you require further information on this matter, please contact Will Johnston, Director of Licences & Inspections/Chief Building Official, at 604.873.7515.

Yours truly,



Bonnie Kennett
Meeting Co-ordinator

tel: 604.873.7269

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

cc: Will Johnston, Director of Licences & Inspections/Chief Building Official



IR Number UI 37235 EN Number EN 048657 Date of Inspection (yyyy/mm/dd) 2008/10/28
Main Address 2910 RENFREW Specifics and/or Suite #
Secondary Address 2916 RENFREW
Tenant Number of Storeys 2
Owner 0803985 B. C. LTD / JAMES KO Permit Number
Agent Approved Use of Building/Land COMMERCIAL
District Zone C-1 Present Use of Building/Land VACANT/ SECURE
Business License

Reason for Inspection COMPLAINT - PEOPLE LIVING IN TRAILER ON SITE

Narrative/Observations

INSPECTION TODAY SHOWED A 5TH WHEEL TRAILER APPROX 25FT HAS BEEN PARKED IN THE PARKING LOT OF THIS VACANT BLDG. THERE WAS NO ONE AROUND TODAY DURING MY INSPECTION, HOWEVER LATER IN THE EVENING, I OBSERVED LIGHTS ON INSIDE THE TRAILER.

I HAVE SPOKEN TO THE R/O MR. KO WHO TOLD ME HE LET 2 GUYS PARK THE TRAILER HERE UNTIL THEY COULD FIND A PERMANENT PLACE FOR IT.

R/O TOLD ME HE WOULD TELL THEM TO REMOVE THE TRAILER. I TOLD HIM TO DO THIS A FEW DAYS EARLIER, BEFORE THE ACTUAL COMPLAINT CAME IN.

COMPLAINANTS HAVE SEEN 2 MEN URINATING OUTSIDE THE TRAILER ON NUMEROUS OCCASIONS.

Requirements

Z/D BYLAW

Recommendations

7 DAY Z/D ORDER TO REMOVE TRAILER (AS PER CARLENE ROBBINS)

| Photos Taken? | Yes | Digital Regular | No |
|---------------|-----|-----------------|----|
|---------------|-----|-----------------|----|

Date Report Made: October 29, 2008

JOHN CHADWICK
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: CINDY FRISON FOR 7 DAY Z/D ORDER

FYI to:

TOM HAMILTON

Manager / Supervisor



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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mr. S. Kelland
Property Use Inspector,
Property Use Branch
at 604.873.7869
8:30 am - 9:30 am
I.R. No. UI380183/EN046794

ORDER

August 21, 2008

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

*per
CD Search*

✓
To: *SYD Kelland*
Date: *SEP 13/08* Init: *JW*
EN #: _____

Dear Sir/Madam:

RE: 2910 - 2916 Renfrew Street
Lot 6, Block A, Section 43 THSL, District Lot 11660

On August 13, 2008, our inspection services reported that your property at the above location contained considerable amounts of rubbish and discarded materials (i.e., refuse and debris scattered about the parking lot consisting of roofing materials, styrofoam, card board, plastic sheeting, plastic pails, wiring, yard clippings and miscellaneous household refuse) resulting in the site being in an untidy condition which is in contravention of the Untidy Premises By-law.

Under Section 5 of the Untidy Premises By-law, as owner of the property you are **ORDERED TO** remove this accumulation of rubbish and discarded material on or before September 2, 2008 and to thereafter maintain the site in a tidy condition.

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

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

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

Yours truly,

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

SK/jw

Copy: Posted on Site
J. Chadwick, District Property Use Inspector



**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: August 19, 2008 11:16 AM Pacific Time
Currency Date: July 09, 2008

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

NO OFFICER INFORMATION FILED .

Date: 08/08/19 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
TITLE - CA627007

Time: 11:09:03
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

Re-2910 Review

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: 08/08/19

TITLE SEARCH PRINT - VANCOUVER

Time: 11:09:03

Requestor: (PG14135)

CITY OF VANCOUVER

Page: 002

TITLE - CA627007

PENDING APPLICATIONS: NONE

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

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)



Building Inspection Report

Page 1 of 1

IR Number BI 28994 Date of Inspection (yy/mm/dd) 06/June/29

Property Address 2910 Renfrew Specifics of Property Address whole building

Tenant n/a Number of Storeys 2 + basement

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 Diary re-check on board up order dated June 20/06 referred from IR# BI 28891.

Narrative/Observations

Site inspection revealed that the rear busted window is still open and the rear door is still open (an unsuccessful attempt was made to lock the rear door).

Requirements

Building to be boarded up.

Recommendations

City to send contractor to properly board up building as per order.

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

Date Report Made (yy/mm/dd) June 30, 2006 Erv Hildebrandt
Inspector

For Supervisor Use Only

☐ File _____

☐ Copy to _____

☒ Refer to Ed Neufeld _____

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

PRS _____
Supervisor

C:\Documents and Settings\plvhk\Local Settings\Temporary Internet Files\OLK2\BI28994.wpd

DIGITAL PHOTOS

TO DOMINO

Main address: 2910 RINFREW ST

Secondary address (if applicable): _____

Specifics: _____

Reason for inspection: REFERRAL - NUISANCE SITE

Name of inspector: ALVIN MARTIN

Inspection Discipline: PROPERTY USE

Date photo(s) taken: 2009 MAY 29

Related Inspection Report (IR) number: UI 39585

Related Enforcement (EN) number: ED 053826

Location of digital photo(s) on "Q" drive: proposed scan-index / 2910 Rinfrew /
Aug 7 / 09 may 29

Date the directory was created _____

Comments re photos:

Photo # 1: GRAFFITI

Photo # 2-7: U/I PROMISES

Photo # 8-10: VBBL OPEN + ACCESSIBLE

Photo # _____

Photo # _____

Photo # _____

Continued on next page Yes _____ No X

Photos submitted to Domino by: Arlene Tio

Domino to send FYA notification to: same



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



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



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



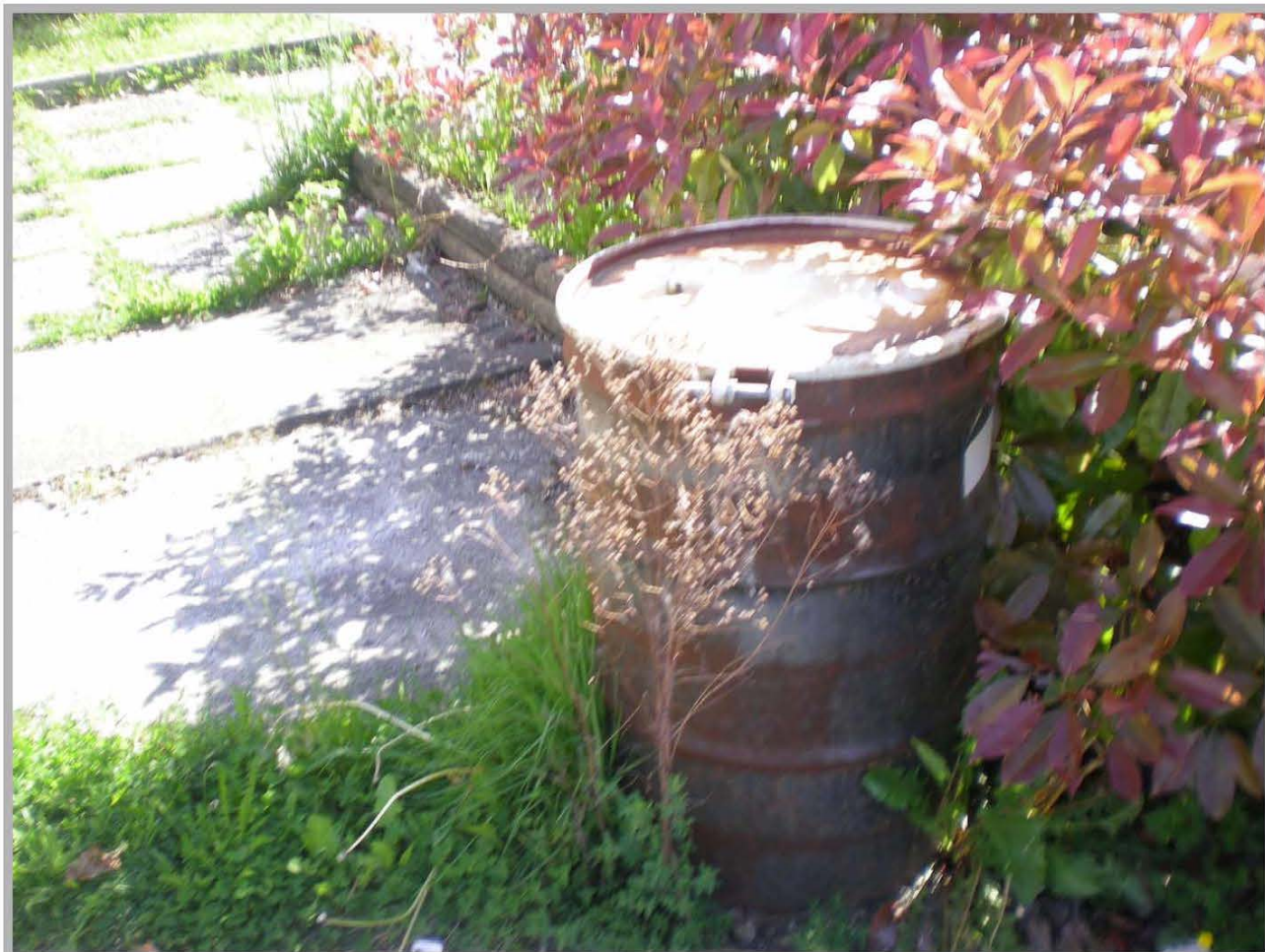
Filename: 04.JPG \\ © City of Vancouver \\



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



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



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



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



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



Property Use Complaint - Vacant Building/Site - 101000254530

Case Created: 1/11/2012 4:43:00 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? | Vacant Building/Site |
| 2. If Other selected or there are Multiple Issues, provide details: | vacant site is graffitid, it has been kicked in and there may be squatters inside. |
| 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: | |
| 11. (Don't ask, just record - did caller indicate they want a call back?) | |

Additional Details:

EN 075664

FYA to: Darren Mueske

FYI to:



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

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mrs. C. Robbins
Manager,
Property Use Branch
at 604.873.7563
I.R. No. UI 37235/EN 048657

ORDER

October 30, 2008

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

Diary? No ☒ Yes ☒
To: PVI - J. Chadwick
Date: 08/11/07 Init: CJ

Dear Sirs:

Main 2910

*discussed with
J. Chadwick*

RE: 2910 and 2916 Renfrew Street

Following inspection, it was determined that an approximate 25 foot 5th Wheel trailer is parked in the parking lot of the vacant building at the above location, in contravention of the Zoning and Development By-law.

In accordance with Subsection 7.1 of the Zoning and Development By-law, you are **ORDERED TO:**

- 1. REMOVE THE APPROXIMATE 25 FOOT TRAILER PARKED IN THE PARKING LOT OF 2910 AND 2916 RENFREW,**

ON OR BEFORE NOVEMBER 6, 2008.

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

Yours truly,

B. Windsor,
Assistant Director and
Deputy Chief License Inspector

JC/cf

2910 Kentview

BC Company Summary

For
0803985 B.C. LTD.

Date and Time of Search: October 30, 2008 11:25 AM Pacific Time

Currency Date: October 22, 2008

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: 280-670-66-0000

Civic: 2910 RENFREW ST

Size: 66.09 121.67 WIDTH/DEPTH

Pid: 006-866-468

Legal: LT 6 BLK A SEC 43 PL 11660 DL THSL NWD

Owner: 0803985 B C LTD

5296 MCKINNON ST

VANCOUVER BC V5R 4C6

(CA627007)

REGISTERED AND REGULAR MAIL

October 5, 2010

PLEASE REFER TO:
Mrs. C. Robbins
Manager, Property Use
Inspection Branch
at 604-873-7563
EN065050

ORDER

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

Dear Sirs/Mesdames:

Re: 2910 - 2916 Renfrew Street

Diary? No Yes ✓

To: Robbins / A. Martin

Date: Nov 16/10 init: CR

I am writing to you concerning your vacant building at the above location.

Our records for this property indicate that the building was extensively damaged by fire in 2006. Since that time the City has issued orders to you concerning:

- a) the unsecured condition of the building;
- b) the untidy condition of the site;
- c) the unauthorized placement of a camper trailer on the property; and
- d) the building being defaced by graffiti.

It is noted that because you failed to comply with the orders issued, the City hired private contractors to board up the building on two occasions at your expense.

Our records further show that in November of 2009, you submitted an application for Building Permit (BU 446417) to change the use of the building and carry out repairs to the fire damage. However, to date this permit has not been issued and has lapsed pursuant to Sentence 1A.7.2.8. (1) of Division C of the Building By-law.

It has now come to our attention that you have again placed a camper trailer on the site, in contravention of the Zoning and Development By-law.

Because of the ongoing by-law violations and the detrimental impact that this derelict building is having on the community, pursuant to Article 1A.6.1.2 of Division C of the Building By-law, you are ordered to:

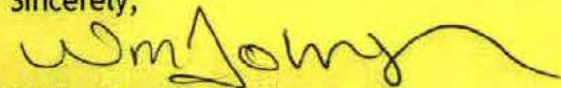
1. obtain a building permit and pull down and demolish the building
BY NOVEMBER 15, 2010.

If you fail to comply with this order, I will bring this matter before City Council to request that the building be declared a Nuisance pursuant to Section 324A of the Vancouver Charter.

\\ODM\TRIM\6\VP\OFF\55

This action may result in Council ordering the demolition of the building and authorizing the City to have the work done at your expense should you default on the order.

Sincerely,

A handwritten signature in black ink, appearing to read 'W.M. Johnston', with a long, sweeping horizontal line extending to the right.

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

CR/

Copy: posted on building

A. Martin, District Property Use Inspector
R. Dyck, Manager, Building Inspection Branch

520433

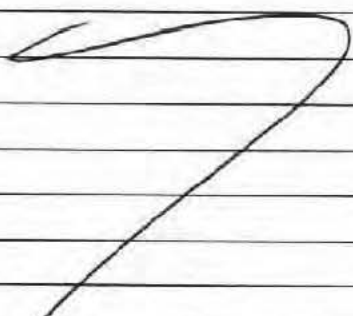
| | |
|---------------|--------------------------|
| PERMIT NUMBER | EL 496471 |
| IA | _____ |
| DATE | 06 / 01 / 18 TV MM DD |

CERTIFICATE OF ELECTRICAL INSPECTION

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

| | | | | | | | |
|---|-----|-----|-------------------------------------|--|---|--|--|
| ELECTRICAL CONTRACTOR / OWNER Benjamin | | | | ADDRESS 2910 Rentgen | | | |
| TYPE OF INSPECTION <input type="checkbox"/> RW <input checked="" type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER _____ | | | | SPECIFICS 2916 | | | |
| INSPECTOR Greg Maxwell | | | | OFFICE HOURS 8:30-9:15 AM / 1:00-1:45 PM | | | |
| PHONE # (604) 873-7984 FAX# (604) 873-7100 | | | | INSPECTOR <i>[Signature]</i> | | | |
| SIGNATURE | | | | | | | |
| ITEM | ACC | REJ | ITEM | Y | N | | |
| 1 SERVICE V A Ph | | | 13 PERMIT POSTED | | | | |
| 2 DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE | | | 14 AUTHORIZATION FORM RCVD / POSTED | | | | |
| 3 GROUNDING | | | 15 WIRING OK TO COVER | | | | |
| 4 BONDING | | | 16 OK TO ENERGIZE | | | | |
| 5 BRANCH / APPL. CCTS. | | | 17 CONDUIT / RACEWAYS - ACCEPTED | | | | |
| 6 TRANSFORMER KVA CAPCTR. KYAR | | | 18 EL. PERMIT / CLEARED FOR OCC. | | | | |
| 7 MOTOR CCTS. / GENERATOR | | | 19 FINAL ACCEPTED | | | | |
| 8 HEATING CCTS. | | | | | | | |
| 9 FIXTURES & FITTINGS | | | | | | | |
| 10 LIFE SAFETY SYSTEMS ELCIB | | | | | | | |
| 11 SECURITY WIRING / EXTRA LOW VOLTAGE | | | | | | | |
| 12 OTHER (SEE REMARKS) | | | | | | | |

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

| OTHER INSPECTOR'S PRESENT: | | |
|----------------------------|---|---------------|
| ITEM # | DEFICIENCIES / REMARKS | CODE / REG. # |
| | <i>EMLTS to be on same cctas lights in Fault Area</i> | |
| |  | |

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File _____
Referred _____
Supervisor _____

Digital Photos Cover Sheet

Main address: 2910 RENFREW ST
 Secondary address (if applicable): _____
 Specifics: VACANT BUILDING
 Reason for inspection: RECHECK - NUISANCE BLDG/SITE
 Name of inspector: ALVIN MARTIN
 Inspection Discipline: PROP USE
 Date photo(s) taken: 2010 NOV 16
 Related Inspection Report (IR) number: UI 44201
 Related Enforcement (EN) number: EN 065050

| For Clerk's Use Only | |
|--|--|
| Location of digital photo(s) on "H" drive: | <u>PROP USE / SCAM-INDEX / 2910 Renfrew St. / NOV 16</u> |
| Date the directory was created: | <u>Nov. 17, 2010</u> |
| Photos submitted to DOMINO by: | <u>Arline Qiu</u> |
| DOMINO to send FYA notification to: | <u>SAME</u> |

Comments regarding photos:

(NOTE: Need extra space for more photos: Press Tab right after filling in information for the last one.)

Photo #1 NORTH SIDE OF BUILDING.
 Photo #2 " "
 Photo #3 " "
 Photo #4 " "
 Photo #5 EAST SIDE OF BUILDING.
 Photo #6 " "
 Photo #7 " "
 Photo #8 " "
 Photo #9 " "
 Photo #10 WEST SIDE OF BUILDING.
 Photo #11 " "
 Photo #12 " "
 Photo #13 DEBRIS ON SITE.
 Photo #14 " "
 Photo #15 " "
 Photo #16 " "



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



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



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



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



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



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



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



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



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



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



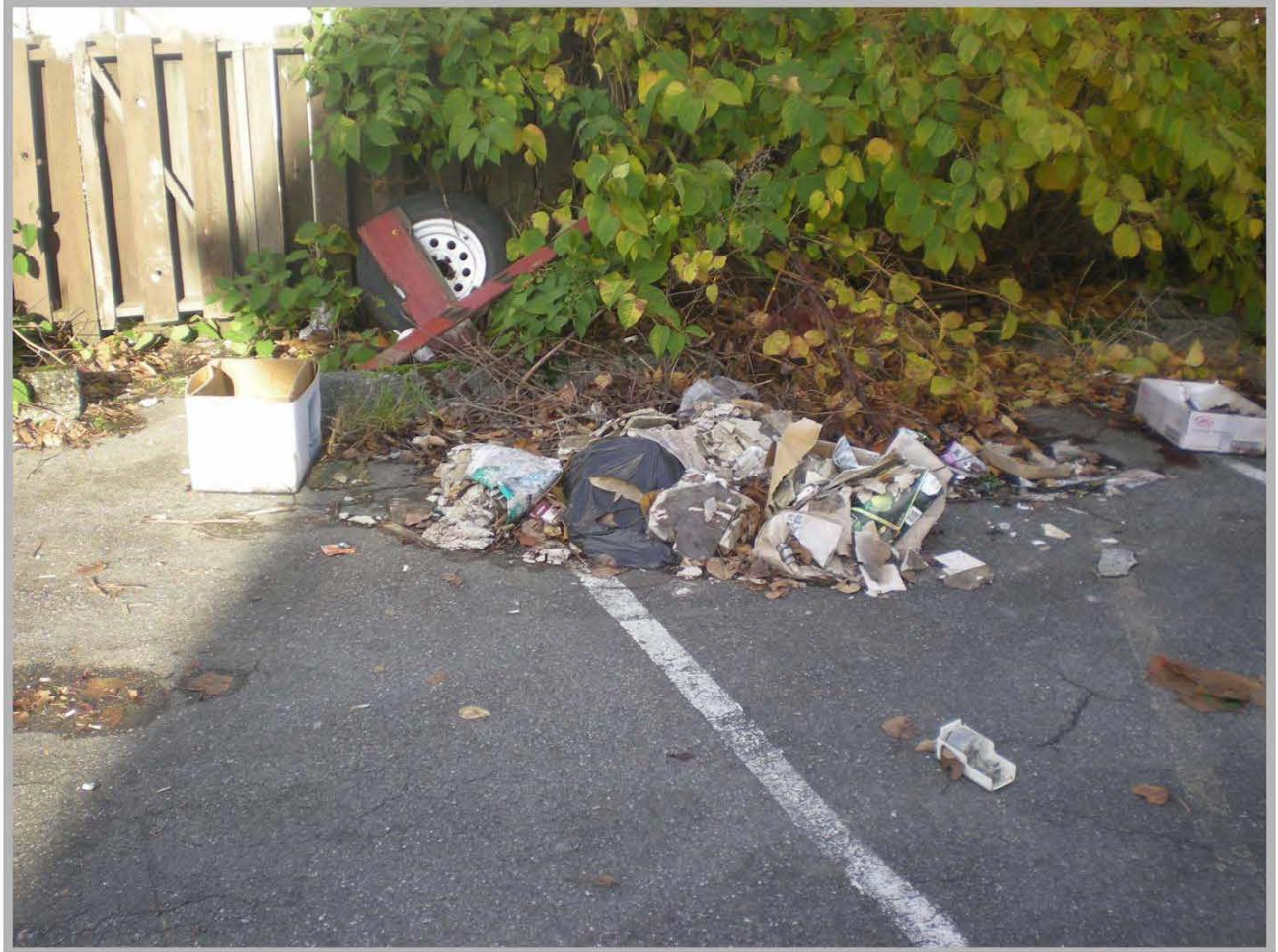
Filename: 11.jpg \ \ © City of Vancouver \ \



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



Filename: 13.jpg \\ © City of Vancouver \\



Filename: 14.jpg \\ © City of Vancouver \\



Filename: 15.jpg \\ © City of Vancouver \\



Filename: 16.jpg \\ © City of Vancouver \\



Property Use Inspections General Inquiry - Graffiti - 101000254591

Case Created: 1/11/2012 8:36:00 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

Contact Comments: If you need additional information please call s.22(1)

Request Details:

| | |
|--|----------|
| 1. Type of Inquiry *: | Graffiti |
| 2. If Other selected, provide details: | |

Additional Details:

Graffiti on private property. Eye sore needs to be clean up.

EN 254591

FYA to: Darren Mueske

FYI to:

BUILDING CODE DATA SHEET



Address: 2910 RENFREW ST Building Permit No. BU
Description: INTERIOR ALTERATION OF AN EXISTING REST.
+ CHANGE OF USE FOR UPPER FLOOR FROM
BILLARD HALL TO OFFICE

Please circle relevant response or add required number. To be completed by the Coordinating Registered Professional or Certified Professional and submitted with building permit applications.

Major Occupancy Classification: A1 A2 A3 A4 B1 B2 C D E F1 F2 F3
Governing Code Part: Part 3 Part 9 Grade Elevation (m): EXISTING
Building Area (sq m): 254 m² Building Height (stories): 2
Sprinklers: None Partial NFPA 13 NFPA 13R NFPA 13D
Facing No. of Streets: 1 2 3 Noncombustible construction req'd: Yes No
Basic Code Classification(s) 3.2.2.19 to 3.2.2.83.: 3.2.2.29, 3.2.2.55, 3.2.2.7
Parking Garage considered separate Building 3.2.1.2.: Yes No
Total Occupant Load (persons): 98P / 22P Fire Alarm Required: Yes No
Central Station Monitoring per 3.2.4.7.(4) required: Yes No
Standpipe Required: None Class I Class II Other
Emergency Power Supply Duration: 1/2 Hrs High Rise Building: Yes No
Smoke Control Measures: N/A Emergency Generator Required: Yes No
Emergency Lighting Required: Yes No
Exit Signs required: Yes No
Fire Pumps Required: Yes No
Minor Relaxation/Equivalencies Required: Yes No
Minor Relaxation/Equivalencies Accepted: N/A Yes No
Interconnected Floor Space: N/A Yes No

Prepared by: ERIC Y.H. CHEUNG Title: MAIBC, CP Seal:

Company: PACIFIC ARCH. INC.

Phone: 604-872-7855 Fax: 604-872-7825 Date: JAN. 11, 2012

DB 438538

Lewer, Sandra

From: Hui, Wilson
Sent: Wednesday, November 30, 2011 4:31 PM
To: Lewer, Sandra
Subject: FW: 2910 Renfrew Street - withdrawal for DB436256

Hi Sandy,

The owner would like to resubmit a new application; therefore, withdrawing this one.

Cheers,

Wilson Hui, PCIII
Processing Center Building
Development Services (COV)
P. 604-871-6411
F. 604-873-7100
E. wilson.hui@vancouver.ca

-----Original Message-----
From: James Ko [mailto:s.22(1)]
Sent: Wednesday, November 30, 2011 4:27 PM
To: Hui, Wilson; s.22(1)
Subject: 2910 Renfrew Street

Hi Mr. Wilson Hui ,

My name is James Ko of 0803985 BC Ltd., owner of 2910 Renfrew Street.

We would like to withdraw the current building & development application of DB 436256 for renovation of the building. No work is or has been done on this building, and is to remain vacant until a new application is proceeded.

Please confirm the withdrawal with me and related city departments.

Thanks,

James Ko
s.22(1)

Sent from my iPad

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)

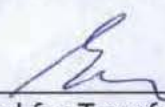
VANCOUVER BC s.22(1)
CANADA



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 DISHONoured 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



CITY OF
VANCOUVER

COMMUNITY SERVICES GROUP
Licences and Inspections

COMPLAINT FORM

CF **13851**
EN 046794

2910 Renfrew (PRIMARY)

| | |
|---|--------------------|
| Address of Premise Involved: 2916 Renfrew St - (SPECIFICS) | Date: Aug 12/08 |
| Owner/Manager: Former - PLUM Blossom | Phone Number: |

| | |
|---------------------------------|-----------|
| Name of Complainant: s.22(1) | |
| Address: s.22(1) | P s.22(1) |

| | |
|--|-----------------------------------|
| (The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.) | Must be Initialed: [Signature] |
|--|-----------------------------------|

| | |
|---|--|
| Nature of Complaint: | |
| <input type="checkbox"/> Z&D By-law <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Standards of Maintenance <input checked="" type="checkbox"/> U/T <input type="checkbox"/> Sign <input type="checkbox"/> Licences <input type="checkbox"/> Other _____ | |
| Parking lot is now a dumping zone for the public. Also, rat sightings. | |
| CONFIDENTIAL | |
| Call Complainant Back: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Call Complainant To Arrange Inspection Time: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

| | |
|--------------------------|--|
| Received By: [Signature] | |
| Referred To: [Signature] | Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |



CITY OF
VANCOUVER

COMMUNITY SERVICES GROUP
Licences and Inspections

COMPLAINT FORM

CF 13771
EN 048485

| | |
|--|---------------------|
| Address of Premise Involved: 2910 Renfrew | Date: OCT. 21/08 |
| Owner/Manager: | Phone Number: |

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

| | |
|--|-----------------------------------|
| (The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.) | Must be Initialed: [Signature] |
|--|-----------------------------------|

| | |
|--|---|
| Nature of Complaint: | |
| <input type="checkbox"/> Z&D By-law | <input type="checkbox"/> Building |
| <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> U/T | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Licences | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Standards of Maintenance | |
| Behind Chevron gas station there is a vacant bldg. Bldg being visited by homeless ppl. There are open windows. Bldg vacant for the past 3-4 years. | |
| Call Complainant Back: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Call Complainant To Arrange Inspection Time: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

CONFIDENTIAL

| | |
|-------------------------------|--|
| Received By: [Signature] | Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Referred To: John Chadwick | |



Property Use Complaint - Exterior Building Maintenance - 101000281775

Case Created: 3/29/2012 3:02:00 PM

Address of Premises Involved:

Address: 2910 RENFREW ST

Complainant:

Contact: s.22(1)

Address: s.22(1) Vancouver

Phone number: s.22(1)

Email: s.22(1)

Preferred contact: None

Request Details:

| | |
|---|-------------------------------|
| 1. What is the nature of the concern? | Exterior Building Maintenance |
| 2. If Other selected or there are Multiple Issues, provide details: | |
| 3. If Business Licence selected, provide Business Name: | |
| 4. If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site): | |
| 5. If Pesticides selected, who applied it: | |
| 5a. Provide pesticide used and when applied: | |
| 6. If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted): | |
| 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:

no address was provided as it was previously a restaurant that closed about 10 years ago. I searched VanMap and found it was a restaurant called Ropongi and closest address is 2910 Renfrew (0803985 BC LTD is listed as owner). The following is email received from citizen: I have lived in the Renfrew area for s.22(1) years and for 10 years a restaurant called Reponge located at the South East corner of Renfrew and Grandview Street has been in a condemned state. Apparently the city has asked the owner demolish the building. But it still stands and now there is an ugly safety fence around it. The value of the owners property has increased since the Renfrew Station and the Art Institute has opened. Please take action and make the owners pay for the demonlision or the city needs to take ownership of this land. As a taxpayer I have to walk by this ugly eyesore every day. If my house looked like this the city would have taken action. Is the owner a big developer in the area and does the law treat them differently? I'm thinking of going to the local media about this issue if this building is not torn down and this site improved. The owner is getting tax deductions and obviously it is not beneficial for him to develop this property. I have called the city about this issue about 6 months ago and I

was advised this issue would be brought up again at a city council meeting. Will this building just stay there forever in this condition? It's the worst looking piece of property in the city.

EN 076316

FYA to: Darren Mueske (do not route)

FYI to:

Structural Review of Existing Building

2930 2910 Renfrew Street
Vancouver, BC

June 3rd, 2011

Introduction

Ennova Structural Engineers was commissioned to carry out a structural review of the existing building at 2910 Renfrew Street. The building is a two storey structure with a basement. It is currently vacant. All interior non-structural finishes and partition have been removed. There was a fire in the kitchen of the previous restaurant that occupied the main floor. Structural damage due to the fire was minimal; it was limited to a few floor joists above the kitchen area.

The objectives of this report are to:

- Assess the structure of the existing building
- Identify the structural deficiencies of the building, in accordance with the current edition of the Vancouver Building By-Law.
- Give recommendations for structural upgrade.

Detailed analysis and design for structural upgrade is not within the scope of this report. However, Ennova would be please to offer this services if it is deemed necessary in the future.

This review is based on a site walk through on September 5, 2008. Original structural drawings of the building were not available.

Building Code and Design Loads

Building Code: Vancouver Building By-Law 2007

Design Loads: Roof Snow: $S_s = 1.8 \text{ kPa}$, $S_r = 0.2 \text{ kPa}$

Floor live loads: Upper Floor = 1.9 kPa

Main Floor, Basement and Corridors/Stairs = 4.8 kPa .

Seismic Parameters: $I_E = 1.0$

Site Classification: C

$S_a(0.2) = 0.94$, $S_a(0.5) = 0.64$, $S_a(1.0) = 0.33$.

$S_a(2.0)$

$R_d = 1.5$, and $R_o = 1.3$

Wind Parameters: $I_w = 1.0$

$q_{1/50} = 0.48$

Material Codes: Timber : CAN/CSA-086-01
Steel: CAN/CAS-S16-01
Masonry : CAS S304.1-04

Building Structure Description

The existing building is a two storey wood frame, steel and concrete masonry building with a concrete foundation. It was originally constructed in the late 1970's. It measures approximate 72 feet in the east-west direction and 38 feet in the north-south direction. The front of the building faces west onto Renfrew Street. The site slopes down approximately six feet from front to back in east-west direction.

The roof and upper floor are framed with sheathing on 2x6 at 16" joists on 20" deep open web steel joists (OWSJ) at 5' 4" on centre. The OWSJ's spanned full length in the north-south direction, approximately 37 feet, onto 8" concrete masonry walls.

The main floor over the basement is constructed with sheathing on 2x10 at 16" joists, spanning in the east-west direction onto 7x19.5" glulam beams or wood stud bearing walls. Spans of the joists vary from approximately 6 feet to 15 feet. The glulam beams, with a maximum span of approximately 22'6", are supported by the basement walls on the north and south ends and an intermediate row of 3.5" steel HSS columns. Footings supporting the columns and foundation walls cannot be determined under the existing slab on grade in the basement.

As mentioned above, the exterior walls of the building are constructed with concrete masonry. On site hammer test is carried out at a number of location around the building. On the upper floor, two cells in the north and south wall on the upper floor directly under each OWSJ seats are solidly grouted. The east wall (back wall) is grouted every 48". The west wall (front wall) is lined with five feet wide windows across the entire width of the building with 8" block between adjacent windows. On the main floor, the north and south walls are grouted at 32" on centre and the west wall is not exposed for examination. Reinforcing specifications of the walls are not available for this review. However, 'X' marks on the walls indicated the walls are reinforced in the grouted cells. Based on the age of the building and construction practice of the time, the grouted cells are likely reinforced with 15M bars.

Structural integrity – Gravity Loads

Based on on-site observations of the building, condition of the existing structural members are in general in reasonably good conditions. Except at discrete locations on the roof where leakage has occurred, and on the upper floor where there was a previous fire, the existing timber framing on the roof and floors do not have signs of damage, large checks or cracks. Small cracks are observed on the perimeter masonry walls along the mortar joint in the ungrouted portion of the wall. This is not

uncommon on this type of construction. Under the OWSJ point loads, there are no sign of distress. In the basement, the concrete foundation wall is dry and does not have any major cracks.

Capacity of the existing structural members to support gravity loads in accordance with VBBL can be summarized as follows:

- 1) Roof and upper floor joists are adequately sized for the span between the OWSJ's. The 2x10 joists on the main floor would be sufficient for the main floor live load of 4.8kPa (100psf) up to 12'0" span. For longer span, intermediate supports or additional joists will be required.
- 2) The 7x19.5" glulam beams over the basement will have sufficient strength to resist shear and bending from the tributary floor live and dead loads. However, there is one beam with a span of approximately 23'0". For this span, the live load deflection would be close to span/310 which is beyond the limit of span/360 for structure supporting drywall ceiling. Crack may develop on the ceiling if full live loads were applied.
- 3) The existing masonry walls will have sufficient capacity to carry the tributary live and dead loads.
- 4) Without the existing drawings, the load carry capacities of the OWSJ's on the upper floor and roof, steel columns in the basement and foundation walls and footings are unknown. The span to depth ratio for the OWSJ's appears to be reasonable. Following the guidelines in Structural Commentary L of NBCC 2005, in general, the existing OWSJ, steel columns and foundation walls and footings have met the following criteria in paragraph 18 of the commentary - Evaluation Based on Satisfactory Past Performance:
 - The existing structure, where observable on site, did not show any evidence of significant damage, distress or deterioration.
 - The structure has a clear logical load path for live and dead loads.
 - The building has demonstrated satisfactory performance for more than 30 years.
 - There have been no significant changes to the building in the past 30 years that could significantly increase the loads on the building or affect its durability.
 - The propose renovation on the main floor and basement will not increase the loading on the upper floors.

Therefore, it is reasonable to consider the OWSJ's, columns, foundations and footings to have demonstrated satisfactory capacity to resist the gravity loads.

DB 43853R

Structural integrity – Lateral Loads

Overall, the primary lateral system that resists the earthquake and wind forces is the concrete masonry walls around the perimeter of the building. Lateral design of reinforced concrete masonry buildings have changed significantly over the years. Many construction practices that were acceptable when the building was designed are no longer applied. Furthermore, the design seismic force has also increased over the years. With respect to the Vancouver By-Law requirements, the building structure currently has less than 30% and 50% of the capacity to resist seismic force in the north-south and east-west directions respectively.

Wind forces on the building are relatively low and will not be a problem for the building laterally.

Primary Weakness of the building to resist earthquake forces can be summarized as follows:

- 1) On the upper floor, window openings occupied almost the entire width of the wall, rendering the wall with little or no capacity to resist lateral loads. The east wall has more integrity compared to the west wall but it will not have sufficient capacity to resist 100% of the shear force in the north-south direction.
- 2) Torsion effect due to the lack of resistance on the west wall will result in large lateral deflection at the front of the building.
- 3) In the east-west direction, the walls may have sufficient capacity to resist bending, but are not properly detailed and reinforced for shear, especially at the short piers between the windows. Furthermore, the vertical reinforcing on the upper floor does not meet the minimum rebar requirements in the masonry code.
- 4) The roof and floor diaphragms are too flexible and would result in large roof/floor and wall deformations during an earthquake. The consequence of this would be out-of-plane failure of the masonry walls.
- 5) The roof and floor diaphragms lack proper connections in the out-of-plane direction along the east and west walls above grade, and lack proper connections in the out-of-plane direction on all walls in the basement. During an earthquake, the diaphragm could be disengaged easily from the walls and partially collapse near the perimeter walls.

Conclusion

Based on the on-site observations and a quick analysis, the existing structure will have the capacities to meet the current code requirements for live/snow and dead loads, with the exceptions of the damaged timber framing due to water penetration and fire. These damaged members should be replaced under the supervision of a qualified structural engineer. However, the existing structure has less than 30% and 50% of the required capacity to resist the minimum seismic force in the north-south and east-west direction respectively.

In accordance with part 10 of the Vancouver Building By-Law, if a level S3 upgrade is required, the following works are recommended:

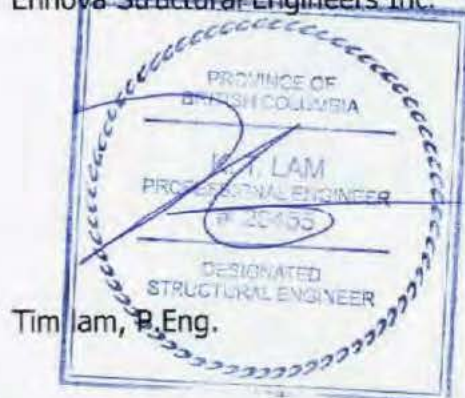
- 1) Strengthen the existing floor and roof diaphragm. This can be achieved properly block all floor and roof sheathing joints with 2x blocking and renail the sheathing to the supports and tighter spacing.
- 2) Check and properly connect the perimeter masonry walls to the floor and roof framing,
using straps or brackets with epoxy anchors bolts.

Should level S4 upgrade be required, in addition the works discuss for S3 upgrade above, the following options can be considered:

- 1) Cut open the face shells of the masonry units at intervals of 16" to 32" vertically and 8'0" horizontally. Reinforce the open cells with reinforcing (drill and dowel with epoxy to concrete foundation) and grout solid cells. Reinforce the piers between window openings and header above the window.
- 2) Add steel brace frames around the perimeter walls. Connect the frames to the wall with epoxy anchors. New footings will be required to support the new frame.
- 3) Add steel frames, full height from the foundation level to the roof complete with new footings, on the interior to augment the reinforce walls or steel frames around at the building perimeter.

This concludes our report. We trust this will meet current of the city. Please contact the undersigned if there are any questions.

Ennova Structural Engineers Inc.



DB 438538

T. 604.255.7670
F. 604.255.7610

200 - 1820 Renfrew St.
Vancouver, B.C.
Canada, V5M 3H9

2008-1263 Structural Review, 2910 Renfrew Street

Jayaraman, Lalitha

From: eric [pacificarch@telus.net]
Sent: Sunday, March 18, 2012 7:11 PM
To: Jayaraman, Lalitha
Cc: s.22(1) 'james ko'
Subject: 2910 Renfrew = Grade

Dear Lalitha,

Further to my email yesterday on the above I have done an interpolated calculation of the grades based on the survey plan for the north east and south east corners of the building. The interpolated data works out to be about 95.83 for the north east corner and 96.10 for the south east corner of the building. The average elevation @ 95.97 would still put the main floor within the 2 meter range. We can revise the site plan to reflect the new grades to put the building category as a 2 storey building to keep just the main floor accessible. Your comment is appreciated. The existing building needs repair and attention. Our client is experiencing tremendous hardship because of loss revenue and matters associated with an old building. Redevelopment is out of the question for the time being because of the prevailing environment. Your kind assistance in allowing the project to move forward is much appreciated.

Regards

Eric Cheung

MAIBC MRAIC CP

DB 438538



CITY OF
VANCOUVER

COMMUNITY SERVICES GROUP
Licences and Inspections

COMPLAINT FORM

CF **13779**
EN 048657

| | |
|---|----------------------------|
| Address of Premise Involved: <u>2910 Renfrew</u> | Date: <u>OCT. 27/08</u> |
| Owner/Manager: | Phone Number: |

| | |
|---|---|
| Name of Complainant: <u>Sgt. Fremont</u> | |
| Address: <u>VPD</u> | Phone Number: <u>Pager</u> <small>s.15(1)(l)</small> |

| | |
|--|--|
| (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: <u>[Signature]</u> |
|--|--|

| | |
|--|--|
| Nature of Complaint: | |
| <input checked="" type="checkbox"/> Z&D By-law <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Standards of Maintenance | |
| <input type="checkbox"/> U/T <input type="checkbox"/> Sign <input type="checkbox"/> Licences <input type="checkbox"/> Other _____ | |
| <u>Private parking lot; trailer, camping - bums, urinating. Sgt can't enforce bec. it is private lot.</u> | |
| CONFIDENTIAL | |
| Call Complainant Back: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Call Complainant To Arrange Inspection Time: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

| | |
|-----------------------------------|--|
| Received By: <u>[Signature]</u> | |
| Referred To: <u>John Chadwick</u> | Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |



CITY OF VANCOUVER
COMMUNITY SERVICES
Support Services

DIGITAL PHOTOS

TO DOMINO

Main address: 2910 Renfrew

Secondary address (if applicable): _____

Specifics: _____

Reason for inspection: Complaint

Name of inspector: J Chadwick

Inspection Discipline: Property Use

Date photo(s) taken: Oct 28/08

Related Inspection Report (IR) number: 37235

Related Enforcement (EN) number: 048657

Location of digital photo(s) on "Q" drive: fp.mp4

SCAN-indx / 2910 Renfrew / Oct 28

Date the directory was created Nov 6/08

Comments re photos:

Photo # 1-3 Trailer on

Photo # Vac property

Photo # _____

Photo # _____

Photo # _____

Photo # _____

continued on next page Yes _____ No X

Photos submitted to Domino by: Arlene Gio

Domino to send FYA notification to: Same



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



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



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

RELEASE OF ANY / ALL INFORMATION
AND ENTRY AUTHORITY

Date: 10 April 2006
File No.: 11134

To whom it may concern:

s.22(1)

I

Re: 2910 Renfrew St.
2916 Renfrew St.
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:
- 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 a

s.22(1)

Witness

s.22(1)

Authorized by

MI-427516
JNU-438343
VISA 001063
APRIL 28/06
W

Maxwell Claims Services Inc.

Larry Gauvreau CIP

301 - 2515 Burrard Street
Vancouver, B.C. Canada V6J 3J6
Tel.: (604) 683-5665 Fax: (604) 683-5765
Cell: (604) 603-3693 Toll Free: 1-800-658-8668
E-mail: larry@maxwellclaims.net

Jayaraman, Lalitha

From: Jayaraman, Lalitha
Sent: Friday, March 16, 2012 1:30 PM
To: 'eric'
Cc: s.22(1)
Subject: RE: 2910 Renfrew Street, DB 438538 - Building height

Hi Eric,
 Thank you for sending me the survey plan.

Following is the definition of grade from VBBL:

Grade (as applying to the determination of *building height*) means the lowest of the average levels of finished ground adjoining each exterior wall of a *building*, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

Based on this, the lowest of the average level will be on the East side and it will be 94.58. With the main floor elevation at 102.1, the main floor is 7.52ft(2.29m>2m) above lowest average grade. Therefore, This will be a 3 storey building and shall be accessible.

Please feel free to contact me, if you have 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>

From: eric [mailto:pacificarch@telus.net]
Sent: Friday, March 09, 2012 1:19 PM
To: Jayaraman, Lalitha
Cc: 'James ko'; s.22(1)
Subject: FW: 2910 Renfrew Street, DB 438538 - Building height

Dear Lalitha,
 Thank you for your email of March 2, 2012. Please find enclosed survey plan for the site with the elevation of the various floors spotted for Building Height determination.
 The average grade of the site (with the 4 corners @ 98.99; 94.25; 101.10; 94.83) works out to be 97.29. With the main floor elevation @ 102.1 this will put the main floor @ 4.81 ft (1.47 meter < 2 meter) above the average grade. The main floor should thus be determined as the First Storey of the building and the project will be a 2 storey building with a basement under 3.2.2 and 3.8. Access to the second office floor is not required under 3.8.2.1.2a.

Eric Cheung
 MAIBC MRAIC CP

DB 438538

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

From: James Ko [mailto:s.22(1)]
Sent: Friday, March 09, 2012 11:50 AM
To: pacificarch@telus.net
Subject: Fwd: 2910 Renfrew Street, Vancouver, B.C.

Hi ERIC,
Please contact me when you have review it

Thanks

James Ko
s.22(1)

Begin forwarded message:

From: "Pat Ngan" <pat@lnls.ca>
Date: 9 March, 2012 10:44:23 AM PST
To: s.22(1)
Subject: Fw: 2910 Renfrew Street, Vancouver, B.C.

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

From: Pat Ngan
To: james ko
Sent: Friday, March 09, 2012 10:07 AM
Subject: 2910 Renfrew Street, Vancouver, B.C.

Hi James,
Attached please find the pdf and dwg for your attention.
Thanks
Pat



Pat Ngan, Office Manager
Email: pat@LNLS.ca

LOUIS NGAN LAND SURVEYING
4938 Victoria Drive, Vancouver, BC
T 604.327.1535 F 604.327.1536

On the web: <http://www.LNLS.ca>

The information in this email is confidential, and may be privileged. It is intended solely for the addressee. Any review, distribution, copying, printing or other use of this email by persons or entities other than the addressee is prohibited without the sender's consent. If you have received this communication in error, please notify the sender by replying to the message and delete it from your computer.

DB 438538



Building Inspection Report

Page 1 of 1

IR Number BI 38482 EN Number
Main Address 2910 Renfrew Date of Inspection (yyyy/mm/dd) 2010/10/05
Secondary Address 2916 Renfrew Specifics and/or Suite #
Tenant na Number of Storeys
Owner James Ko Permit Number bu446417
Contractor Approved Use of Building/Land vacant

Contractor's Business License Account Present Use of Building/Land vacant

Reason for Inspection Field Rev. expired

Narrative/Observations

Owner has abandoned project and will be resubmitting for a new proposal with a new tenant

Requirements

Recommendations

Refer to Cindy Frison

| Photos Taken? | Yes | Digital Regular | No | Notice Posted? | Yes | No | Type of Notice? |
|---------------|-----|-----------------|----|----------------|-----|----|-----------------|
|---------------|-----|-----------------|----|----------------|-----|----|-----------------|

Date Report Made: October 5, 2010

RON DYCK
Inspector's Name

For Manager or Assistant Manager Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: Cindy Frison

FYI to:

R Dyck

Manager / Supervisor

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mr. D. Mueske
District Property Use Inspector,
Property Use Branch
at 604.873.7586
I.R. #UI50260 / EN087709/710

July 5, 2013

ORDER

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

Dear Sir/Madam:

Copy? No..... Yes ☒
To: Darren Mueske
Date: July 22 Init: GM
I.R. # 087709 & 710

RE: 2928 - 2930 Renfrew Street (Main Address: 2930 Renfrew Street)
Lots 4 to 6, Block A, Section 43, District Lot THSL, Plan 11660

On July 2, 2013, our inspections services reported that the north side (parking area), west side (front), and east side of your property at the above location contained rubbish/discarded materials (miscellaneous construction scraps) and overgrown grass and weeds, resulting in the site being in an untidy condition, which is in contravention of the Untidy Premises By-law. It was further reported that the north, east, and west elevations of your building were defaced with graffiti (on the concrete cladding, building paper, and windows), in contravention of the Graffiti By-law.


Therefore, under Section 6 of the Untidy Premises By-law and Section 6 of the Graffiti By-law, as owner of the property, you are **ORDERED TO** remove the accumulation of rubbish/discarded materials and cut the overgrown grass/weeds at the north, west, and east sides of your property, and to remove the graffiti from the north, east, and west elevations of your building, **ON OR BEFORE JULY 19, 2013**, and thereafter maintain the property in a tidy condition and free of graffiti.

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 AND SECTION 7 OF THE GRAFFITI 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.

(Note: If any materials found during the clean-up require special handling or disposal methods, eg. solvents, asbestos, grease, etc., the cost of the clean-up will likely increase and you will be responsible for the added costs).

Yours truly,

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

DGM/gm

Copy: Posted on Site

Folio: 280-670-50-0000

Pid: 006-804-829

Civic: 2928 RENFREW ST

Legal: LOT 4 BLOCK A SECTION 43 PLAN VAP11660

Size: 33.17 121.68 WIDTH/DEPTH

DISTRICT LOT THSL NEW WESTMINSTER

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:** 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)

TITLE SEARCH PRINT

2013-07-04, 09:22:32

Requestor: PG14135

Folio/File Reference:

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

CA627007

BW429490

Application Received

2007-11-15

Application Registered

2007-11-20

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

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

Legal Description:

LOT 6 BLOCK A SECTION 43 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660

Legal NotationsBYLAW CONTRAVENTION NOTICE, VANCOUVER CHARTER, SECTION 336D
SEE BB1937743**Charges, Liens and Interests**

Nature:

EASEMENT AND INDEMNITY AGREEMENT

Registration Number:

475549M

Registration Date and Time:

1968-09-12 15:33

Registered Owner:

CITY OF VANCOUVER

Remarks:

INTER ALIA

TITLE SEARCH PRINT

2013-07-04, 09:22:32

Requestor: PG14135

Folio/File Reference:

Nature: MORTGAGE
Registration Number: BB1128232
Registration Date and Time: 2009-12-07 14:57
Registered Owner: s.22(1) [REDACTED]
[REDACTED]
Registered Owner: AS TO AN UNDIVIDED 500/1500 INTEREST AS JOINT TENANTS
s.22(1) [REDACTED]
[REDACTED]
Registered Owner: AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS
0823139 B.C. LTD.
INCORPORATION NO. 823139
Registered Owner: AS TO AN UNDIVIDED 150/1500 INTEREST
s.22(1) [REDACTED]
[REDACTED]
Registered Owner: AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS
s.22(1) [REDACTED]
Registered Owner: AS TO AN UNDIVIDED 150/1500 INTEREST
s.22(1) [REDACTED]
Remarks: AS TO AN UNDIVIDED 100/1500 INTEREST
INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: BB1128233
Registration Date and Time: 2009-12-07 14:57
Registered Owner: s.22(1) [REDACTED]
[REDACTED]
Registered Owner: AS TO AN UNDIVIDED 500/1500 INTEREST AS JOINT TENANTS
s.22(1) [REDACTED]
[REDACTED]
Registered Owner: AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS
0823139 B.C. LTD.
INCORPORATION NO. 823139
Registered Owner: AS TO AN UNDIVIDED 150/1500 INTEREST
s.22(1) [REDACTED]
[REDACTED]
Registered Owner: AS TO AN UNDIVIDED 300/1500 INTEREST AS JOINT TENANTS
s.22(1) [REDACTED]
Registered Owner: AS TO AN UNDIVIDED 150/1500 INTEREST
s.22(1) [REDACTED]
Remarks: AS TO AN UNDIVIDED 100/1500 INTEREST
INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



BC Company Summary

For
0803985 B.C. LTD.

Date and Time of Search: July 04, 2013 09:24 AM Pacific Time
Currency Date: April 25, 2013

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, 2012 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, 2012

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



ADMINISTRATIVE REPORT

Report Date: December 22, 2010
Contact: W. Johnston
Contact No.: 604.871.6071
RTS No.: 09019
VanRIMS No.:
Meeting Date: City Clerks Use Only

TO: Standing Committee on Planning and Environment
FROM: Chief Building Official and Director, Licences and Inspections
SUBJECT: Nuisance Building at 2910 Renfrew Street

RECOMMENDATION

- A. THAT Council declare that the building at 2910 Renfrew Street, Lot 4, Block A, Section 43, District Lot THSL, Plan 11660, PID 006-866-468, is a nuisance and dangerous to public safety pursuant to Section 324A of the Vancouver Charter;
- B. THAT Council approve the attached resolution and order the registered owner to pull down and demolish the building, remove all demolition debris from the site and thereafter provide a chain-link fence around the perimeter of the site, within 30 days of a copy of the resolution being served on the registered owner pursuant to Section 324A of the Vancouver Charter;
- C. THAT if the owner fails to comply with this order of Council, Council further orders and hereby authorizes the City Building Inspector or his designate, to pull down and demolish the building, remove all demolition debris from the site and thereafter provide a chain-link fence around the perimeter of the site pursuant to Section 324A of the Vancouver Charter;
- D. THAT if the owner fails to allow the City Building Inspector and/or his designate access to the site to carry out the work as outlined in Recommendation C above, the Director of Legal Services be authorized, in her discretion, to commence a legal action or proceeding in relation to the building at 2910 Renfrew Street, and may, in her discretion, seek injunctive relief in that action or proceeding in order to bring this property into compliance with Council's resolution;
- E. THAT the City Clerk be directed to file a 336D Notice against the Title to the property at 2910 Renfrew Street, in order to inform prospective purchasers

that the building on the property is unlikely to be usable for its expected purpose during its normal lifetime.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Section 324A of the Vancouver Charter authorizes Council to declare a building or structure to be a nuisance or to be dangerous to the public safety or health and to order that the building or structure be removed, pulled down, filled up, or otherwise dealt with, by the owner, agent, lessee or occupier of the building or structure. Council can declare a building to be a nuisance if it is in so dilapidated or unclean a condition as to be offensive to the community.

Section 336D of the Vancouver Charter provides a mechanism whereby the City of Vancouver can advise prospective purchasers of a property of certain conditions or contraventions of City By-laws. It provides that if the City Building Inspector observes a condition that in his opinion makes a building or structure unlikely to be usable for its expected purpose during its normal lifetime, the City Building Inspector may recommend to City Council that a resolution be considered directing the City Clerk to file a notice against the title to the property in the Land Title Office.

PURPOSE

The purpose of this report is to request that Council declare the building at 2910 Renfrew Street a nuisance and dangerous to the public safety or health pursuant to Section 324A of the Vancouver Charter, and order the owner to demolish the building and provide a chain-link fence around the perimeter of the site to help maintain the site in a safe manner.

This report also requests that Council direct the City Clerk to file a 336D Notice against the title to the property in the Land Title Office.

BACKGROUND

The property in question contains a 2 storey plus basement commercial building that was constructed in 1968. It is located in a C-1 Commercial District. The last permitted uses of the premises were a restaurant on the first storey and a billiard hall on the second storey.

The building has been vacant since it was damaged by a fire in 2006. During this time City staff have received regular complaints about the condition of the building and site. The building has been unsecured and continually defaced by graffiti. The property has frequently been littered with debris and rubbish and on two occasions a trailer has been parked on site and used as living quarters. The building and site have attracted vagrants and squatters and has become a hazard to health and safety.

On several occasions City staff have issued orders to secure the building, clean up the site, and remove graffiti, and have had to hire private contractors to complete this work when the orders were not complied with.

In October 2010, the City Building Inspector sent an order to the owners requiring them to obtain a building permit and demolish the building by November 15, 2010 (see attached order).

The building has not been demolished and no demolition permit has been either applied for or granted.

DISCUSSION

This vacant building is currently in a dilapidated, unclean and unsightly condition and is having a detrimental effect on neighbouring properties (see photos in Appendix B). The property is often littered with rubbish and on two occasions has been used for the unauthorized parking of a trailer which was occupied as living quarters. The building is not being kept in a secure condition making it accessible to squatters thereby creating a safety hazard.

The overall dilapidated and unclean condition of the building indicates that the building is unlikely to be usable for its expected purpose as a restaurant during its normal lifetime without significant improvements.

Despite assurances from the owners, there has been no permit application submitted to date and the building has not been demolished.

CONCLUSION

The dilapidated and unclean condition of the building is having a negative impact on neighbouring businesses and residents. It is therefore recommended that Council declare the building to be a nuisance and dangerous to the public safety or health. It is also recommended that Council order the registered owner to pull down and demolish the building and provide a chain-link fence around the perimeter of the site afterward to better secure the building site.

Although the property is not currently listed for sale, it is also recommended that Council direct the City Clerk to file a 336D Notice against the title to the property in the Land Title Office to inform prospective purchasers that the building is unlikely to be usable for its expected purpose during its normal lifetime.

DEPARTMENTAL APPROVAL AND REPORT CONCURRENCES

General Mgr.:

David Hill

Report Date:

Dec 22, 2010

Author:

Mr. T. Hamilton

wj
Date:

11.01.17

Phone No.:

604.871.6071

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

Concurring Departments:

Legal - Francie Connell

Jeff Greenberg

[Signature]
Signature