

File No.: 04-1000-20-2020-638

January 15, 2021

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 December 1, 2020 for:

Record of communication sent to strata corporation EPS 1133 at 2300 Kingsway, regarding barricades that were installed in the mews obstructing the intended use as per the development permit. Date range: April 6, 2019 to December 1, 2020.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section 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 (#04-1000-20-2020-638); 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,

[Signature on file]

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

CF Number	CF-2019-001370	Date of Inspection (yyyy/mm/dd)	2019/03/25
Main Address	4815 ELDORADO MEWS, Vancouver, BC V5R 0B2	Specifics and/or Suite #	
Tenant		Number of Storeys	
Owner	2300 KINGSWAY PROPERTIES LTD 3502-1088 BURRARD ST VANCOUVER BC V6Z 2R9	Permit Number	DE412217
Agent	Ann Benoit c/o Tribe Management 604-343-2601 s.22(1)	Approved Use of Building/Land	Commercial / Residential
District Zone	CD-1	Present Use of Building/Land	Occupied
Business License			

Reason for Inspection Zoning and Development - Re-check Zoning and Development ORDER dated Feb. 15, 2019.

Narrative/Observations

Orange plastic barricades have been installed to block vehicular access through the Mews on both the North and South access points. This access is part of DE412217 and is meant to provide entrance and egress points for vehicles accessing the underground parkade as well as emergency service access.

These barricades have not been removed as required by our ORDER dated Feb. 15, 2019.

Several attempts have been made to contact Tribe Management (see photo).
An email was provided by the owner of the commercial spaces in both building #1 & #2:

s.22(1)

Get Outlook for Android

From: s.22(1)
Sent: Tuesday, January 15, 4:39 p.m.
Subject: strata president email
To: s.22(1)

s.22(1)

Attempt to email this person on March 26, 2019 has gone unanswered as well.

Requirements

Zoning & Development #3575 - Section 6.7

Recommendations

REFER FOR PROSECUTION

Photos Taken? Yes No

Date Report Made: March 28, 2019

Darren Mueske
Inspector's Name

Violation Details

Violation Number:
VI-2019-00645

Violation Date:
Mar 25, 2019

Violation Type:
Zoning & Development
Bylaw No. 3575

Resolve By:

Violation Status:

Violation:

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Zoning & Development #3575 - Section 6.7:

No person shall fail to comply with the conditions of a Development Permit.

Violation Instructions:

Refer for Prosecution



Photo	Description
 <p>03/25/2019 12:45</p>	South Barricade
 <p>03/25/2019 12:44</p>	North barricade

Photo	Description
<p>CITY OF VANCOUVER REGISTERED AND REGULAR MAIL February 15, 2019 Owners of Strata Plan EPS1133 c/o Tribe Management Inc. #419 - 1155 West Pender Street Vancouver BC V6E 2P4</p> <p>Dear Sir/Madam:</p> <p>RE: 4815 Eldorado Mews - Building No. 1 4818 Eldorado Mews - Building No. 2</p> <p>On January 9, 2019, a Property Use Inspector reported that unauthorized barricades have been installed to block vehicular access through Eldorado Mews, one (1) on the north access point and one (1) on the south access point.</p> <p>These unauthorized barricades are not in compliance with Development Permit No. DE412217 and are in direct contravention of Section 6.7 of Zoning and Development By-law No. 3575, which states:</p> <p>6.7 No person shall fail to comply with the conditions of a development permit.</p> <p>Therefore, in accordance with Subsection 7.1 of Zoning and Development By-law No. 3575, you are ORDERED TO:</p> <ol style="list-style-type: none"> remove the barricades from both the north access point and the south access point of Eldorado Mews, thereby restoring vehicular access to this common area, <p>ON OR BEFORE MARCH 4th, 2019.</p> <p>Please be advised that 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.</p> <p>City Hall, 453 West 12th Avenue, Vancouver BC V5Y 1V4 vancouver.ca</p> <p><i>Handwritten notes:</i> STRATA MANAGER DEVELOPMENT, BUILDINGS & LICENSING ANIM BENOTT s.22(1) @TRIBEMGMT.COM PLEASE REFER TO: Darren Mueske Property Use Inspector at 604.673.7586 darren.mueske@vancouver.ca CF-2019-001370 ORDER MARCH 05/19 - NOT REMOVED - PHOTO TAKEN MARCH 25/19 - NOT REMOVED - NEW PHOTO - PHONE MSES: MARCH 08/19 MARCH 08/19 MARCH 15/19. EMAIL SENT TO STRATA CHAIR/PRES</p>	<p>Attempts to contact property manager & Strata Chair.</p>