

File No. 04-1000-20-2021-066

May 5, 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 writing regarding your request of February 1, 2021, under the ***Freedom of Information and Protection of Privacy Act***, for:

**Records referenced in RTS No. 14035, Recommendation A: All necessary legal agreements, survey plans and documents including but not limited to a development management agreement (planning, design, construction) with the Board of Education of School District No. 39 (the "VBE"), a lease agreement with the VBE and a master operating agreement with all stakeholders including the Vancouver Board of Parks and Recreation (the "Park Board"), all on terms and conditions satisfactory to the General Manager of Real Estate and Facilities Management and the Director of Legal Services. Date range: Standing Committee on City Finance and Services, Council Meeting on November 25, 2020 to February 2, 2021.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1) and s.14 of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Please note, Legal Services confirms the Development Management Agreement is in the care and custody of the Vancouver School Board and has not been forwarded to the City\*. Real Estate and Facilities Management department confirms the Master Operating Agreement and Lease Agreement are not yet complete.

\*Our office has sent a records transfer to the Vancouver School Board under a separate email.

The balance of the fee owing has been waived.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipbc.bc.ca](mailto:info@oipbc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-066); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto: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.

:ma

From: "Djurkovic, Danica" <Danica.Djurkovic@vancouver.ca>

To: "Miller, Chris" <Chris.Miller@vancouver.ca>

CC: "Coric, Natalie" <Natalie.Coric@vancouver.ca>

"Marchand, Melanie" <melanie.marchand@vancouver.ca>

"Lubiw, Natalka" <Natalka.Lubiw@vancouver.ca>

Date: 12/3/2020 11:44:03 AM

Subject: coal harbour council report - approved

Attachments: final-RTS 14035 - Coal Harbour School - Affordable Housing Project - Council.DOCX

Hi Chris, Council approved the Coal harbour report, including consolidation, for your files....

Trust we will need to do a follow up paperwork. Natalie, can you please remind me how will we administer this consolidation again?

**Danica Djurkovic**, Architect AIBC, LEED® AP

Director | FACILITIES PLANNING AND DEVELOPMENT | REAL ESTATE AND FACILITIES MANAGEMENT

CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4

t: 604.873.7710 | m: 604.314-3647 | f: 604.873-7064 | e: [danica.djurkovic@vancouver.ca](mailto:danica.djurkovic@vancouver.ca)

*I am grateful to live and work on the unceded, ancestral territories of the Musqueam, Squamish and Tsleil-Waututh Nations*





































From: "Djurkovic, Danica" <Danica.Djurkovic@vancouver.ca>  
To: "Lubiw, Nataalka" <Nataalka.Lubiw@vancouver.ca>  
"Marchand, Melanie" <melanie.marchand@vancouver.ca>  
"Smit, Frances" <Frances.Smit@vancouver.ca>  
"Cheng, Grace" <grace.cheng@vancouver.ca>  
"Bigelow, Ryan" <Ryan.Bigelow@vancouver.ca>  
"Vernooy, Michelle" <michelle.vernooy@vancouver.ca>  
"Gillman, Andrea" <Andrea.Gillman@vancouver.ca>  
"Mauboules, Celine" <celine.mauboules@vancouver.ca>  
"Hutch, Dave" <dave.hutch@vancouver.ca>  
"Tai, Hamond" <Hamond.Tai@vancouver.ca>  
"Coric, Natalie" <Natalie.Coric@vancouver.ca>  
"Kerry Chuah" <kchuah@vsb.bc.ca>  
"James deHoop" <jdehoop@vsb.bc.ca>  
"David Green" <dgreen@vsb.bc.ca>  
"Pickersgill, Mark" <Mark.Pickersgill@vancouver.ca>  
"Garrison, Dan \{(COV)\}" <Dan.Garrison@vancouver.ca>  
"Edwards, Craig" <Craig.Edwards@vancouver.ca>  
"Shearer, Doug" <Doug.Shearer@vancouver.ca>

Date: 11/25/2020 9:41:20 AM

Subject: Coal Harbour Council report APPROVED

We just got Council approval to keep going ☺ - full speed ahead!  
Thank you all for your help!

danica

**Danica Djurkovic**, Architect AIBC, LEED® AP

Director | FACILITIES PLANNING AND DEVELOPMENT | REAL ESTATE AND FACILITIES MANAGEMENT

CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4

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From: "Giuricich, Kim" <kim.giuricich@vancouver.ca>

To: "Coric, Natalie" <Natalie.Coric@vancouver.ca>

Date: 1/29/2021 12:55:19 PM

Subject: RE: 480 Broughton and 500 Broughton -- Consolidation Plan

Attachments: COAL HARBOUR SCHOOL - 480 BROUGHTON - LTO SEARCH - LOT 12 - 023-656-794 (01549575xD3527).pdf  
CHARGE SUMMARY - 480 BROUGHTON - COAL HARBOUR PHASE II (01248141xD3527).doc  
COAL HARBOUR SCHOOL - 500 BROUGHTON (480) - LTO SEARCH - LOT 13 - 023-656-956 (01549607xD3527).pdf  
CHARGE SUMMARY - 500 BROUGHTON - COAL HARBOUR PHASE II (01248147-2xD3527).doc

Hi Natalie,

I attach:

**480 Broughton**

1. LTO Search for Lot 12 (January 5, 2021);
2. Charge Summary for Lot 12. There are no new charges on title since the Charge Summary was prepared;

**500 Broughton**

3. LTO Search for Lot 13 (January 29, 2021);
4. Charge Summary for Lot 13. There are no new charges on title since the Charge Summary was prepared.

I will add a signature block for the City charges for the Option to Lease BK372334, Options to Purchase BK372343, BK372322 and BK372324 on the Plan Application. Please let me know if you think any of the other charges need to be added.

Also, let me know if you want a new search for Lot 12 as the one I have attached is a one I did at the beginning of this month for a Lien Search.

Thanks,  
Kim

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**From:** Coric, Natalie  
**Sent:** Thursday, January 28, 2021 7:11 PM  
**To:** Giuricich, Kim  
**Subject:** RE: 480 Broughton

Great, thanks.

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**From:** Giuricich, Kim  
**Sent:** Thursday, January 28, 2021 5:56 PM  
**To:** Coric, Natalie  
**Subject:** RE: 480 Broughton

I will check because I think I saw a charge summary for this property and it might have the details.

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**From:** Coric, Natalie  
**Sent:** Thursday, January 28, 2021 5:48 PM  
**To:** Giuricich, Kim  
**Subject:** RE: 480 Broughton

Hi Kim ☺can you please pull fresh charges? I think there is a covenant in favour of COV and the Crown but I'm not sure what for.. maybe pull a copy and we can determin whether Crown consent is required. I hope not..!  
N.

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**From:** Giuricich, Kim  
**Sent:** Thursday, January 28, 2021 4:50 PM  
**To:** Coric, Natalie  
**Subject:** RE: 480 Broughton

Hi Natalie,

Is there anything in the charges on the titles to Lot 12 and 13 that would make it necessary for the chargeholder to sign the Plan Application?

Thanks,  
kim

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**From:** Coric, Natalie  
**Sent:** Thursday, January 28, 2021 9:29 AM  
**To:** Giuricich, Kim  
**Subject:** RE: 480 Broughton

Now is good or anytime until 11:30 - 604-761-6287

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**From:** Giuricich, Kim  
**Sent:** Thursday, January 28, 2021 9:01 AM  
**To:** Coric, Natalie  
**Subject:** 480 Broughton

Hi Natalie,  
Please let me know a good time that I could call you on this file.  
Thanks,  
kim

**TITLE SEARCH PRINT**

File Reference: PB-LienSearch

Declared Value \$1000

2021-01-05, 12:54:19

Requestor: Kim Giuricich

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

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

BP65952

BK372299

**Application Received**

2000-03-22

**Application Entered**

2000-03-27

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

CITY OF VANCOUVER  
453 WEST 12TH AVENUE  
VANCOUVER, BC  
V5Y 1V4**Taxation Authority**

Vancouver, City of

**Description of Land**

Parcel Identifier:

023-656-794

Legal Description:

LOT 12 OF THE PUBLIC HARBOUR OF BURRARD INLET PLAN LMP29891

**Legal Notations**NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BP68899  
FILED 2000-03-27**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

BK372304

Registration Date and Time:

1996-11-22 11:05

Registered Owner:

CITY OF VANCOUVER

Registered Owner:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

Remarks:

SECTION 215, L.T.A.



**TITLE SEARCH PRINT**

File Reference: PB-LienSearch

Declared Value \$1000

2021-01-05, 12:54:19

Requestor: Kim Giuricich

Nature: COVENANT  
Registration Number: BK372312  
Registration Date and Time: 1996-11-22 11:09  
Registered Owner: CITY OF VANCOUVER  
Remarks: INTER ALIA  
SECTION 215, L.T.A.  
INCLUDES RESTRICTIONS ON DEALINGS

Nature: OPTION TO LEASE  
Registration Number: BK372334  
Registration Date and Time: 1996-11-22 11:14  
Registered Owner: CITY OF VANCOUVER  
Remarks: MODIFICATION AND EXTENSION OF BG374352

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BK372341  
Registration Date and Time: 1996-11-22 11:17  
Registered Owner: CITY OF VANCOUVER  
Remarks: INTER ALIA

Nature: OPTION TO PURCHASE  
Registration Number: BK372343  
Registration Date and Time: 1996-11-22 11:18  
Registered Owner: CITY OF VANCOUVER

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BK372345  
Registration Date and Time: 1996-11-22 11:18  
Registered Owner: CITY OF VANCOUVER

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE







**TITLE SEARCH PRINT**

File Reference: FM-18-02279

Declared Value \$1000

2021-01-29, 11:22:19

Requestor: Kim Giuricich

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

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

BP65953

BK372300

**Application Received**

2000-03-22

**Application Entered**

2000-03-27

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

CITY OF VANCOUVER  
453 WEST 12TH AVENUE  
VANCOUVER, BC  
V5Y 1V4**Taxation Authority**

Vancouver, City of

**Description of Land**

Parcel Identifier:

023-656-956

Legal Description:

LOT 13 OF THE PUBLIC HARBOUR OF BURRARD INLET PLAN LMP29891

**Legal Notations**NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BP68899  
FILED 2000-03-27**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

BG374374

Registration Date and Time:

1993-10-15 15:12

Registered Owner:

CITY OF VANCOUVER

Remarks:

INTER ALIA, SEE BG374370

Nature:

COVENANT

Registration Number:

BK372306

Registration Date and Time:

1996-11-22 11:06

Registered Owner:

CITY OF VANCOUVER

Registered Owner:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

Remarks:

SECTION 215, L.T.A.

**TITLE SEARCH PRINT**

File Reference: FM-18-02279

Declared Value \$1000

2021-01-29, 11:22:19

Requestor: Kim Giuricich

Nature: COVENANT  
Registration Number: BK372312  
Registration Date and Time: 1996-11-22 11:09  
Registered Owner: CITY OF VANCOUVER  
Remarks: INTER ALIA  
SECTION 215, L.T.A.  
INCLUDES RESTRICTIONS ON DEALINGS

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BK372316  
Registration Date and Time: 1996-11-22 11:10  
Registered Owner: CITY OF VANCOUVER

Nature: OPTION TO PURCHASE  
Registration Number: BK372322  
Registration Date and Time: 1996-11-22 11:10  
Registered Owner: CITY OF VANCOUVER

Nature: OPTION TO PURCHASE  
Registration Number: BK372324  
Registration Date and Time: 1996-11-22 11:12  
Registered Owner: CITY OF VANCOUVER

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BK372326  
Registration Date and Time: 1996-11-22 11:12  
Registered Owner: CITY OF VANCOUVER

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BK372341  
Registration Date and Time: 1996-11-22 11:17  
Registered Owner: CITY OF VANCOUVER  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BK372355  
Registration Date and Time: 1996-11-22 11:23  
Registered Owner: CITY OF VANCOUVER  
Remarks: PART IN PLAN LMP30950

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BN315997  
Registration Date and Time: 1999-11-26 14:17  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: PART PLAN LMP44114

**TITLE SEARCH PRINT**

File Reference: FM-18-02279

Declared Value \$1000

2021-01-29, 11:22:19

Requestor: Kim Giuricich

Nature:	PRIORITY AGREEMENT
Registration Number:	BN315998
Registration Date and Time:	1999-11-26 14:17
Remarks:	GRANTING BN315997 PRIORITY OVER BK372322 AND BK372324

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BP36235
Registration Date and Time:	2000-02-16 14:08
Registered Owner:	CITY OF VANCOUVER

Nature:	COVENANT
Registration Number:	BP36236
Registration Date and Time:	2000-02-16 14:08
Registered Owner:	CITY OF VANCOUVER

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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