

File No.: 04-1000-20-2021-137

June 11, 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 March 5, 2021 under the *Freedom of Information and Protection of Privacy Act* for:

The latest SRA building inspection that was done for each of the following buildings from either 2019 or 2020, whenever it was done last:

- 1. 395 Kingsway
- 2. 220 Princess Ave
- 3. 235-237 Main St
- 4. 65 E. Hastings
- 5. 215 Princess Ave
- 6. 165 W. Pender
- 7. 54 E. Cordova
- 8. 316 Powell
- 9. 225 **Dunlevy**
- 10. 261 E. Hastings
- 11. 7 W. Hastings
- 12. 177 E. Hastings
- 13. 412 Carrall
- 14. 309 Carrall
- 15. 144 W. Hastings
- 16. 166 E. Hastings
- 17. 101 E. Hastings
- 18. 404 Abbott
- 19. 83 W Pender
- **20. 375 Princess**
- 21. 122 Water
- 22. 31 W Hastings
- 23. 210 Abbott
- 24. 1516 Powell
- 25. 344 E Hastings
- 26. 429 W Pender

27. 208 E Georgia

28. 518 Richards

29. 258 E Hastings

30. 1161 Granville

31. 112 Water

32. 102 Water

33. 1119 Hornby

34. 362 Alexander

All responsive records are located on an FTP site, (FTP instructions are included in the accompanying email).

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

Please note, the Manager of Property Use confirms there were no responsive records for the following hotels:

- Hotel #1 395 Kingsway
- Hotel #2 220 Princess Avenue
- Hotel #4 65 East Hastings St
- Hotel #15 144 West Hastings St

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@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 (#04-1000-20-2021-137); 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

<u>Barbara.vanfraassen@vancouver.ca</u> 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.

:ftp

:ma

AM	
CITY	OF
	OUVER

COMMUNITY SERVICES

Licences and Inspections
Property Use Inspections

Property Use SRA Inspection Report

SR No.___

Property Address	Name of Building	Inspection Date (yy/r	nm/dd)
235 Main St	Jubilee Rooms	2020/10/21	
Business Licence (B/L) Number	Special Notes on B/L	Security/Video	
20-168961		Tyes No	
Pest Management Company	Number of Units	SRA Tenant Register	The state of the s
Allied - weekly		24-hr Tenant Check	
Owner Information	Building Representative	Inspectors Attending PUI:	
Rain City Holdings	Christine Meyers	Colin Durcan	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	(fac. operations coordinates)		
	C - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -		
Ph#	Ph# 604 362 3743	Ph# 604 871 6	5423
<u>Star</u>	ndards of Maintenance By-law No. 5	5462	
Building Exterior: fire escape /	drainpipes / window	vs / finish	
Common Areas: bathrooms / hal	ls / kitchens / lighting / ele	vator / stairs / stor	ago rooms
Common Arcas. Datin Coms / ma	is / Kitchens / lighting / ele	vator / Starrs / Stor	age rouns
	NON-Life safety		
44	Life safety		
55			
			Subtotal
Recommendations:			
All noted deficiencies must by corrected	iby 23rd November	2020	557
	EUCOS (Circal) V	////////T	otal # Violations
Hand delivered to CHRISTINE M	EYER) (Signed)	1/4/	44
			Total Life Safety Violations



Address 235 Main St

(Property Use) SR _____

	Standards of Maintenance By-law No. 5462	Violations
Room No. S.22(1	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Doorway 90° N □ Informed Mgr □	
TIFE	Notes: Doorway 90° N	
LIFE SAFETY	SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
00/1	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Doorway 90° N ☐ Informed Mgr	
LIFE	Notes:	
	SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	□ Carpets/floor/baseboards - repair/replace/clean □ Window-pane/frame/trim/hardware - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Radiator/Electrical baseboard - repair/replace □ Electrical outlets/fixtures/cover plates - repair or replace □ Door-handset/hinges/frame/room# - repair/replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y □ Doorway 90° N □ Informed Mgr □	
	Clutter Y Doorway 90° N Informed Mgr Notes:	
LIFE SAFETY	MOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	l
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Doorway 90° N □ Informed Mgr □ Notes: □ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	
LIFE	Notes:/	
SAFETY	SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Vacant		
No Access		
Inspected s.22(1)		
Notes:		2+4=
		6
	LIFE SAFETY	4



Address 235 Main St (Property Use) SR _____

Dane ti	Standards of Maintenanc	e By-law No. 5462	Violation
.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
IFE	Notes:		
AFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes/	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
IFE AFETY	SMOKE ALARM SPRINKLER LINE DOOR CL	LOSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes;	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
IFE AFETY	DEMOKE ALARM SPRINKLER LINE DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☑ Doorway 90° N ☑ Informed Mgr ☑	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
IFE AFETY	Notes: SMOKE ALARM SPRINKLER LINE DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No.	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Clutter Y □ Doorway 90° N □ Informed Mgr □	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Notes:		
FE AFETY	MOKE ALARM SPRINKLER LINE DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/panet☐ Radiator/Electrical baseboard - repair/replace☐ Door-handset/hinges/frame/room#_repair/replace☐ Clutter Y ☑ Doorway 90° N ☑ Informed Mgr ☑	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Notes:		
FE	MSMOKE ALARM SPRINKLER LINE DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
acant			
o Access			
spected			
-			Tota
otes:			2+6
			- 8
		City of Vancouver - 2021-137 - Page 3 of 54	6



Address 235 Main St

(Property Use) SR _____

	Standards of Maintenance E	By-law No. 5462	Violations
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace	
	Clutter Y Doorway 90° N Informed Mgr Notes	The state of the s	
LIFE	SMOKE ALARM SPRINKLER LINE DOOR CLOS	THOSE IN WALL TO CODICE HING (-450 FT)	-
Room No. 3.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean	
	Clutter Y Doorway 90° N Informed Mgr Notes:		
SAFETY		ER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	7
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ ☐ Radiator/Electrical baseboard - repair/replace ☐ ☐ Door-handset/hinges/frame/room# - repair/replace ☐	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace	~
	Clutter Y Doorway 90° N Informed Mgr Notes:		
LIFE	■SMOKE ALARM □SPRINKLER LINE □DOOR CLOS	ER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
IFE AFETY	DSMOKE ALARM □SPRINKLER LINE □DOOR CLOS	ER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y Doorway 90° N I Informed Mgr Notes		
		ER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
.22(1)	 □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace 	Window-pane/frame/trim/hardware - repair/replace/clear Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y D Doorway 90° N D Informed Mgr Doorway 90° N		1
	DEMOKE ALARM SPRINKLER LINE DOOR CLOS	ER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	T
acant			
Access			
spected			
			Total
tes:			2+7
		The second secon	1

VANCOUVER

SRA ANNUAL INSPECTION REPORT

Address 235 Main St (Property Use) SR

Room No.	The state of the s	iolations
s.22(1)	□ Walls/ceiling/floors - repair/replace/clean □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hingset/frameters are likely floors - repair/replace □ Door-handset/hingset/frameters are likely floors - repair/replace □ Electrical outlets/fixtures/cover plates - repair or replace □ Electrical outlets/fixtures/cover plates - repair or replace	
LIFE	Notes: Doorway 90° N Informed Mgr	
Room No.	MOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
s.22(1)	Carpets/floor/baseboards - repair/replace/clean Walls/ceiling/floors - repair/replace/clean/panet Radiator/Electrical baseboard - repair/replace Door-handset/hinges/frame/room# - repair/replace Clutter Y □ Doorway 90° N □ Informed Mgr □ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Notes:	
LIFE	SMOKE ALARM DEPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. 5.22(1)	Carpets/floor/baseboards - repair/replace/clean Walls/ceiling/floors - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/unplug Radiator/Electrical baseboard - repair/replace Door-handset/hinges/frame/room# - repair/replace Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y □ Doorway 90° N □ Informed Mgr □ Notes:	
LIFE	DEMOKE ALARM DEPRINKLER LINE DOOR CLOSER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	
LIFE	Notes: DESMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	
	Notes:	-15
SAFETY	DISMOKE ALARM SPRINKLER LINE DOOR CLOSER SHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	
IFE AFETY	Notes: DISMOKE ALARM SPRINKLER LINE DOOR CLOSER SHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
	ESIMONE ADAMIN LISPRINALER LINE LIDOUR CLOSER LIHOLE IN WALLIFLOOR/CEILING (>1SQ.FT)	
Vacant		
No Access		
nspected		
lotes:		Total
		-
		-



Address 235 Main St (Property Use) SR

	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	Notes: DISMOKE ALARM DISPRINKLER LINE DOOR CI	COSE THOUSE WHALL SELECTION (SACCET)	-
Room No.		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes/	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	7	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	MOKE ALARM SPRINKLER LINE DOOR CI	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/panet☐ Radiator/Electrical baseboard - repair/replace	 ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace 	
s.22(1)	☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	DESMOKE ALARM SPRINKLER LINE DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. s.22(1	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	 ─ Window-pane/frame/trim/hardware - repair/replace/clean ─ Sink/plumbing/taps/leaks - repair/replace/unplug ─ Electrical outlets/fixtures/cover plates - repair or replace ─ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	
	Clutter Y Doorway 90° N Informed Mgr Notes:		
LIFE	■SMOKE ALARM □SPRINKLER LINE □DOOR CI	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	 ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes;		
LIFE	SMOKE ALARM SPRINKLER LINE DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Vacant			
No Access			
Inspected			
Notes:			Total
		City of Vancouver - 2021-137 - Page 45F54	7



	225	Mais	
Address	20	Maus	

(Property Use) SR ____

Standards of Maintenance By-law No. 5462 Standards of Maintenance By-law No. 5462 Standards of Maintenance By-law No. 5462 Standards of Papatireplace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace Pest-rats/mice/roaches/bedbugs/fruit files - pest control Clutter Y Doorway 90° N Informed Mgr Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks -	
SAFETY	
Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean/panet Radiator/Electrical baseboard - repair/replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sin	1-
Room No. Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Sink/plumbing/taps/leaks - repair/replace/clean	
Walls/ceiling/floors - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean/coaches/bedbugs/fruit flies - pest control Sink/plumbing/taps/leaks - repair/replace/clean	1
Room No. S.22(1) Room No. Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Window-pane/frame/trim/hardware - repair/replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Window-pane/frame/trim/hardware - repair/replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Window-pane/frame/trim/hardware - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Door-handset/hinges/frame/room# - repair/replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Door	
Walls/ceiling/floors - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/	a
Room No. Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Door-handset/hinges/frame/room# - repair/replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Notes:	
Walls/ceiling/floors - repair/replace/clean/panet Radiator/Electrical baseboard - repair/replace Door-handset/hinges/frame/room# - repair/replace Clutter Y Doorway 90° N I Informed Mgr Notes:	1
Notes:	1
IFE DOMONE ALADM DODOMNIED INC. DOCOD DIOCED	
AFETY SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Door-handset/hinges/frame/room# - repair/replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Notes:	
FE SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
acant o Access spected	
otes:	Total
	+ \$7:



Address	235	Marin
(Property U	se) SR_	

	Standards of Maintenance By-law No. 5462	Violations
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Doorway 90° N □ Informed Mgr □ Notes: □ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE SAFETY	BMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Doorway 90° N □ Informed Mgr □ Notes:	
LIFE SAFETY	MOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Doorway 90° N □ Informed Mgr □ Notes; □ Carpets/floor/baseboards - repair/replace/clean □ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control □ Notes;	
LIFE	SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. S.22(1)	Clutter Y Doorway 90° N Informed Mgr	
LIFE	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes; ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	MOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No.	□ Carpets/floor/baseboards - repair/replace/clean □ Window-pane/frame/trim/hardware - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Radiator/Electrical baseboard - repair/replace □ Electrical outlets/fixtures/cover plates - repair or replace □ Door-handset/hinges/frame/room# - repair/replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y □ Doorway 90° N □ Informed Mgr □ Notes:	
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant		
No Access		
Inspected		Total
Notes:		- 11-6-
		479-
	LIEE CAFETY	5



REGISTERED AND REGULAR MAIL

November 6, 2020 CF-2020-014925

PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES 1701-4555 KINGSWAY BURNABY BC V5H 4V8

Contact Person:

Colin Durcan
Property Use Inspector
604-871-6423
colin.durcan@yancouver.ca

<u>ORDER</u>

RE: 235 MAIN STREET – JUBILEE ROOMS

A Property Use Inspector attended the above-cited property on October 21, 2020 and reported that they observed life safety violations that are in contravention of Section 15.1(1) of Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

Rooms:

1. Unit s.22(1) - Smoke alarm in disrepair; 2. Unit Smoke alarm in disrepair; 3. Unit Sprinkler line has multiple heavy items hanging; Smoke alarm in disrepair; 4. Unit 5. Unit Sprinkler line has multiple heavy items hanging; - Smoke alarm in disrepair: 6. Unit 7. Unit Smoke alarm in disrepair; 8. Unit Smoke alarm in disrepair; 9. Unit Smoke alarm in disrepair; 10. Unit Smoke alarm in disrepair; 11. Unit Smoke alarm in disrepair; Smoke alarm in disrepair; 12. Unit 13. Unit - Smoke alarm in disrepair; Sprinkler line has multiple heavy items hanging; 14. Unit 15. Unit Smoke alarm in disrepair; 16. Unit Smoke alarm in disrepair: Smoke alarm in disrepair: 17. Unit 18. Unit Smoke alarm in disrepair; 19. Unit - Smoke alarm in disrepair; 20. Unit Smoke alarm in disrepair: 21. Unit Smoke alarm in disrepair:

```
22. Unit
                Smoke alarm in disrepair;
23. Unit
                Smoke alarm in disrepair:
24. Unit
                Smoke alarm in disrepair;
25. Unit
                Smoke alarm in disrepair;
26. Unit
                Smoke alarm in disrepair:
                Sprinkler line has multiple heavy items hanging;
27. Unit
28. Unit
                Smoke alarm in disrepair;
29. Unit
                Smoke alarm in disrepair;
30. Unit
                Sprinkler line has multiple heavy items hanging;
31. Unit
                Smoke alarm in disrepair;
                Smoke alarm in disrepair:
32. Unit
33. Unit
                Smoke alarm in disrepair:
                Sprinkler line has multiple heavy items hanging;
34. Unit
35. Unit
                Smoke alarm in disrepair;
36. Unit
                Smoke alarm in disrepair;
                Smoke alarm in disrepair:
37. Unit
38. Unit
                Smoke alarm is in disrepair:
                Smoke alarm in disrepair;
39. Unit
                Smoke alarm in disrepair:
40. Unit
41. Unit
                Smoke alarm in disrepair;
42. Unit
                Smoke alarm in disrepair;
43. Unit
                Smoke alarm in disrepair: and
44. Unit
                Smoke alarm in disrepair.
```

Section 15.1(1) of the By-law states:

15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to:

IMMEDIATELY correct the above-noted deficiencies (items #1 thru #44).

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Colin Durcan, Property Use Inspector, at 604-871-6423 or via email at colin.durcan@vancouver.ca.

Yours truly,

P. Ryan, M. Sc., P. Eng. Chief Building Official

Yours truly,

Kathryn Holm, M. Sc., P. Eng. Chief Licence Inspector and

Director of Licences and Inspections

Copy: JUBILEE ROOMS

C/O CHRISTINE MEYERS 235 MAIN STREET VANCOUVER BC V6A 2S7

Christine Meyers, Building Manager cmeyers@raincityhousing.ca

Rain City Holdings info@raincityhousing.org

Rob Renning, Deputy Chief, Fire Prevention rob.renning@vancouver.ca



December 10, 2019 CF-2019-015770

PROVINCIAL RENTAL HOUSING CORP 1701-4555 KINGSWAY BURNABY BC V5H 4T8

JUBILEE ROOMS ATTN: CHRISTINE MEYERS 235 MAIN STREET VANCOUVER BC V6A 2S7

RE: 235 MAIN STREET

Following an inspection on November 26, 2019 various Standards of Maintenance By-law deficiencies were found in the building at the above location.

Attached is a copy of the checklist of the deficiencies which was handed to the Building Representative, Christine Meyers, on the date of the inspection.

In accordance with the By-law and to avoid further action, you are to correct the deficiencies outlined in the enclosed checklist **WITHIN 30 DAYS OF THE DATE OF THIS LETTER.**

Please be advised that life safety issues reported during this inspection are to be immediately corrected as per our Order dated December 5, 2019.

If you have any further questions or concerns, please feel free to contact me via phone or email. We thank you in advance for your voluntary compliance.

Yours truly,

Kyle Pringle, Property Use Inspector

Kyle.Pringle@vancouver.ca

(604) 873-7088



November 5, 2020 CF-2020-014932

PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES 1701-4555 KINGSWAY BURNABY BC V5H 4V8

RE: 235 MAIN STREET - JUBILEE ROOMS

An inspection of the above-cited property on October 21, 2020, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

Enclosed is a copy of the Property Use SRA Inspection Report (Checklist) that lists the deficiencies observed during the inspection. The Checklist was also handed to the Building Manager, Christine Meyers, on the date of the inspection.

Therefore, in accordance with the By-law and to avoid further action, you are to correct the non-life safety deficiencies outlined in the enclosed Checklist **BY NOVEMBER 23, 2020**.

If you have any further questions or concerns, please feel free to contact me via phone or email. We thank you in advance for your voluntary compliance.

Yours truly,

Colin Durcan, Property Use Inspector

colin.durcan@vancouver.ca

(604) 871-6423

Enclosure

Copy: JUBILEE ROOMS

C/O CHRISTINE MEYERS, BUILDING MANAGER

235 MAIN STREET

VANCOUVER BC V6A 2S7

Christine Meyers, Building Manager

cmeyers@raincityhousing.ca

Rain City Holdings info@raincityhousing.org



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report SR No. 2019 - 015652

Property Address	Name of Building	Inspection Date (yy/mm/dd)
235 MAIN ST	JUBILEE ROOMS	19/11/26
Business Licence (B/L) Number Z019-246 090	Special Notes on B/L SIZA ONLY	Security/Video
Pest Management Company	Number of Units	SRA Tenant Register
	80	24-hr Tenant Check ⊠
Owner Information	Building Representative	Inspectors Attending
RAIN CITY HOUSING	CHRISTINE MEYERS	PUI: KYLE PRINGLE
Ph#	Ph# 664-362-3743	Ph# 604-873-7088
Sta	andards of Maintenance By-law No.	
A Trade of the same		
Building Exterior: fire escape /	drainpipes / windo	ows / finish
Common Areas: bathrooms / ha	alls / kitchens / lighting / ele	evator / stairs / storage rooms
	The state of the s	
-2H HAVENAY FLOOSE WIR	es	
-35 CIGHTWALL STRU	TURE CONSTRUCTED + ATT	ACHED TO WINDOW
Perommendations:		
Recommendations:		
	ected by	A Total # Violations
Recommendations: All noted deficiencies must be corr Hand delivered to CHRISTINE TO		Total # Violations 57, 47=54
All noted deficiencies must be corr Hand delivered to CHRISTIME M		1, 411
All noted deficiencies must be corr		Total # Violations $52 + 7 = 54$



Address 235 MAIN ST (Property Use) SR 2019-015652

	Standards of Maintenan	ice By-law No. 5462	Violation
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace /clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke-alarm - repair/replace ② Sprinkler line remove items ☐ Clutter/doorway access - 1 ☐ 2 ☐ 3 ☐	(
	· ITCMS ON SPRINKLERLINE		
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm repair replace ☐ Sprinkler line - repove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	Z
	· ITEMS ON SMINICLOR ILING	E . SMOKE ALARA COURCED BY BAG	
8.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit files - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	S
	ITEMS ON SPAINKUR LINE	SMOKE ALARM MISSING	
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	□ Window-pane/frame/trim/hardware - repair/replace / clean □ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control □ Electrical outlets/fixtures/cover plates - repair or replace □ Smoke alarm - repair/replace □ Sprinkler line - remove items □ Clutter/doorway access - 1 □ 2 □ 3 □	l
	TIONS OF STEINING CINE		
S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace / clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1 ☐ 20 3 ☐	\$2
	· CLUTTER GBSTRUCTING FOO	of HOARDING	
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace / clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter doorway accèss - 1☐ 2☐ 3☐	2
	* DOOK KNOB MISSING . T	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace Sprinkler line - remove items ☐ Clutter/doorway access - 1 ☐ 2 ☐ 3 ☐	1
	, ITEMS OH SPRIMICIER LINE	5	
Vacant			
No Access	s.22(1)		
Inspected			
Notes:			
Tioles.			fotal
			1(



Address <u>235 MAIN 57</u> (Property Use) SR <u>2019 - 015652</u>

	Standards of Maintenar	ice By-law No. 5462	Violations
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	2
	3 PARTY LOCK OIL DOUR 1	THAT ON SMINKER LINE	
s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm repair/replace ☐ Sprinkler line remove items ☐ Clutter/doorway access - 1 □ 2 □ 3 □	Z
	· ITEMS and SURINKLER LIME .	SMOKE ACAILAL DAMAGESO	
s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	(
	altons on SPRINKLEL LI	ME	4
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	2
	DOOKWAY Access Toms	or sprinking link	
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	t
	· Daxway Access		
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace ☑ Door-handset/hinges/frame(room#) repair (replace) □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	t
	· REPLACE ROOM #		
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace. ☐ Smoke alarm - (epair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1 ☐ 2 ☐ 3 ☐	3
	- REPLACE SMOKE ALARM - FU	LAITURE TIED INTO CEILING	
Vacant		TEXTS OF SYNTHE	LINE
No Access			
Inspected	s.22(1)		
Notes:			lotal
77779			
			IZ



Address <u>235 MAIH ST</u> (Property Use) SR <u>2019-01565</u> 2

	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walts/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/uniplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	ı
	- SMOKE ALABY DAMAGED		
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/rame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line remove Items ☐ Clutter/doorway access - 1 ☐ 2 ☐ 3 ☐	3
	WINDOW LANE BROKEN: ITEM'S OF	N SILINKER LINE I CLUTTER	
Room No. S.22(1)	□ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control □ Electrical outlets/fixtures/cover plates - repair or replace □ Smoke alarm - repair/replace □ Sprinkler line - remove Items □ Clutter/doorway access - 1□ 2□ 3□	(
	- ITEMS ON SILINIUM LINE	2	
Room No. S.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Pests-rats/mice/roaches/bedbugs/fruit flies - pest control Electrical outlets/fixtures/cover plates - repair or replace Smoke alarm - repair/replace	1
	· CLUTTER OBSTRUCTING DO	LWAY	
Room No. S.22(1)	□ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control □ Electrical outlets/fixtures/cover plates - repair or replace □ Smoke alarm - repair/replace □ Sprinkler line - remove items □ Clutter/doorway access - 1□ 2□ 3□	ţ
19	· ITEMS ON SORINICLER LI	NE	
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control □ Electrical outlets/fixtures/cover plates - repair or replace. □ Smoke alarm - repair/replace □ Sprinkler line - remove items □ Clutter/doorway access - 1□ 2□ 3□	Z
	" ITEMS ON SPRINKEER CH	HE - SMOKE ACMEM MISSING	
Room No. 5.22(1)	□ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Pests-rats/mice/roaches/bedbugs/fruit flies - pest control Electrical outlets/fixtures/cover plates - repair or replace Smoke alarm - repair/replace	2
	- ITEM'S ON SPILINKLER LINE	+ SMOKE ALAKM MISSING	
Vacant	s.22(1)		
No Access			
Inspected	A CONTRACTOR OF THE PARTY OF TH		
			Total
Notes:			Total
			11



Address 235 MAIH ST (Property Use) SR 2019 - 015652

	Standards of Maintenan	ce By-law No. 5462	Violations
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control☐ Electrical outlets/fixtures/cover plates - repair or replace☐ Smoke alarm - repair/replace☐ Sprinkler line - remove items☐ Clutter/doorway access - 1☐ 2☐ 3☐	Z
	- SMOKE ALARM MISSINGS R	INE ON SIMINION UNE	
Room No. S.22(1	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	Window-pane/frame/trim/hardware - repair/replace/clean Pests-rats/mice/roaches/bedbugs/fruit flies - pest control Electrical outlets/fixtures/cover plates - repair or replace Smoke alarm - repair/replace □ Sprinkler line - remove items Clutter/doorway access - 1□ 2□ 3□	(
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3毫	(
	· HOARDING		
8.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control □ Electrical outlets/fixtures/cover plates - repair or replace □ Smoke alarm - repair(replace) □ Sprinkler line - remove Items □ Clutter/doorway access - 1□ 2□ 3□	\$2
	· SMOKE ACAILM MISSING "	CLOTHES ON STRINKLEY LINE	
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control □ Electrical outlets/fixtures/cover plates - repair or replace □ Smoke alarm - repair/replace □ Sprinkler line - remove items □ Clutter/doorway access - 1 □ 2 □ 3 □	幸2
	. 3 ND VARTY LOCK ON DOU	A No ACCESS	
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control □ Electrical outlets/fixtures/cover plates - repair or replace □ Smoke alarm - repair/replace □ Sprinkler line - remove items □ Clutter/doorway access - 1□ 2□ 3□	2
1	, 3RP PARTY LOCK OH DOOL . r	10 Access	
Room No. 5.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☑ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access 1☐ 2☐ 3☐	ι
	· SMOKE ALARM MISSING		
Vacant			
No Access	s.22(1)		
Inspected			
Notes:			Total
			11



Address <u>735 MAIN ST</u> (Property Use) SR <u>7619 - 015652</u>

	Standards of Maintenar	ice By-law No. 5462	Violations
Room No. \$.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceilling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room//> □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	1
	· POOK # MISSING		
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☑ Sprinkler line - remove items ☐ Clutter/doorway access - 1 □ 2 □ 3 □	1
	· ITEMS ON STRINKER LINE	5	
Room No. 5.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	© Window-pane/frame/trim/hardware - repair/replace/clean □ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control □ Electrical outlets/fixtures/cover plates - repair or replace ☑ Smoke alarm - repair/replace ○ Sprinkler line - remove items □ Clutter/doorway access - 1□ 2□ 3□	Z
	BROKEH WINDOW PANE	- DAMAGED SMOKE ALIRIN	
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	1
	· SMOKE ALARM DISABLED		
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - ☐ 2☐ 3☐	(
	DOOKWAY ACCESS		
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace. ☐ Smoke alarm - repair/replace ☐ Sprinkler line remove items ☐ Clutter/doorway access - 1 ☐ 2 ☐ 3 ☐	1
	. ITOMS ON SPRINKER LIN	1E	
Room No.	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access 1☐ 2☐ 3☐	
Vacant			
No Access			
Inspected	-s.22(1)	-	
Notes: s.22	(1)		Total
			7



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use	SRA	Inspectio	n Report
Property Use	-	OUSTA	3

Property Address	Name of Building	Inspection Date (yy/mm/dd)
215 Pencess	Penicage Laste	18/11/26
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
Pest Management Company	Number of Units	SRA Tenant Register
Actived PEST- EVERY	43	24-hr Tenant Check
Owner Information	Building Representative	Inspectors Attending
PARCETY HOUSING &	comy cass	PUI: A COKIN FEEL
Support Society		
Ph#	Ph# 604 254 3731	Ph#
St	andards of Maintenance By-law No	. 5462
Andrew Control of the		
Building Exterior: fire escape	/ drainpipes / wind	lows / finish
Administrative Company of the	N A THORSE T WING A	Andrew Andrews and Andrews
Common Areas: bathrooms / h	alls / kitchens / lighting / e	levator / stairs / storage rooms
· Vacaxy		
Recommendations:		
Recommendations:		
Recommendations: All noted deficiencies must be cor	rected by	
All noted deficiencies must be cor		P Total # Violation
International Control of Control		Total # Violation
All noted deficiencies must be cor		Total # Violation
All noted deficiencies must be cor		Total # Violation
All noted deficiencies must be cor		Total # Violation
All noted deficiencies must be cor		silf to



Address	215	Remoss
(Desporter I	leal CD	DIDAN

	Standards of Maintenar	nce By-law No. 5462	Violations
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control☐ Electrical outlets/fixtures/cover plates - repair or replace☐ Smoke alarm - repair/replace☐ Sprinkler line - remove items☐ Clutter/doorway access - 1☐ 2☐ 3☐	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/celling/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	
Room No.	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/paint □ Radiator/Electric baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control☐ Electrical outlets/fixtures/cover plates - repair or replace☐ Smoke alarm - repair/replace☐ Sprinkler line - remove items☐ Clutter/doorway access - 1☐ 2☐ 3☐	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control☐ Electrical outlets/fixtures/cover plates - repair or replace☐ Smoke alarm - repair/replace☐ Sprinkler line - remove items☐ Clutter/doorway access - 1☐ 2☐ 3☐	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/paint☐ Radiator/Electric baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/celting/floors - repair/replace/clean/paint ☐ Radiator/Electric baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Sink/plumbing/taps/leaks - repair/replace/unplug	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Pests-rats/mice/roaches/bedbugs/fruit flies - pest control ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Smoke alarm - repair/replace ☐ Sprinkler line - remove items ☐ Clutter/doorway access - 1☐ 2☐ 3☐	
Vacant			
No Access			
Inspected	s.22(1)		
9 22(1)			Total
			TOTAL
-		the state of the s	



REGISTERED AND REGULAR MAIL

September 23, 2020 CF-2020-013016

1235922 BC LTD 235 E HASTINGS ST VANCOUVER BC V6A 1P2

Contact Person:

Kyle Pringle Property Use Inspector 604-873-7088 kyle.pringle@vancouver.ca

<u>ORDER</u>

RE: 165 W PENDER STREET – AVALON HOTEL

A Property Use Inspector inspected the above-cited property on September 17, 2020 and observed life safety issues in the building in contravention of Section 10.1 and Section 15.1(1) of the Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

Common Area:

1. 3rd Floor Fire Escape – Clutter of a plastic cargo box shell and a small barbecue stored at the Fire Escape - *Violation of SofM Section 10.1*

Rooms:

- 2. Unit Section 15.1(1) Smoke alarm was removed *Violation of SofM Section 15.1(1)*
- 3. Unit Smoke alarm was removed *Violation of SofM Section 15.1(1)*
- 4. Unit Smoke alarm was removed *Violation of SofM Section 15.1(1)*

Section 10.1 and Section 15.1(1) of the By-law state:

10. UNSAFE CONDITIONS AND ORDERED UPGRADING

10.1 When an unsafe condition exists in or about a building, or where upgrading of a building is required by an order pursuant to the Fire Services Act, the applicable provisions of the Vancouver Building By-law shall apply.

15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

15.1(1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.

Therefore, pursuant to Section 23.2 of the By-law, you are ordered to:

• **IMMEDIATELY** correct the above-noted violations (items #1 thru #4).

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Kyle Pringle, Property Use Inspector, at 604-873-7088 or via email at kyle.pringle@vancouver.ca.

Yours truly,

Yours truly,

P. Ryan, M. Sc., P. Eng. Chief Building Official

Kathryn Holm, M. Sc., P. Eng. Chief Licence Inspector and Director of Licences and Inspections

Copy: 1235922 BC LTD

201 – 1637 W BROADWAY VANCOUVER BC V6H 4A7

AVALON HOTEL C/O ROB ALLABY, BUILDING MANAGER 165 W PENDER ST VANCOUVER BC V6B 1S4

Rob Renning, Deputy Chief, Fire Prevention rob.renning@vancouver.ca



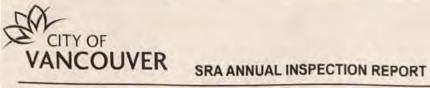
COMMUNITY SERVICES Licences and Inspections

Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report

SR No. 2020-013016 2020 - 013018

Property Address	Name of Building	Inspection Date (yy/mm/dd)
165 W PENDER ST	AVALON HOTEL	2020/09/17
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
20-133716	SRA	⊠Yes □ No
Pest Management Company	Number of Units	SRA Tenant Register
ORKIN	84	24 hr Tenant Check
Owner Information	Building Representative	Inspectors Attending PUI:
1235922 BC LTD.	ROB ALLABY	KYLE PRINGLE
Ph#	Ph# 604-681-8880	Ph# 604-873-7088
	andards of Maintenance By-law No.	DESCRIPTION OF THE PARTY OF THE
And the same of the same of		
Building Exterior: fire escape	drainpipes / wind	ows / finish
Common Areas: bathrooms / h	alls / kitchens / lighting / el	evator / stairs / storage rooms
		evacor / stairs / storage rooms
·CLEAR ITEMS FROM 38	D FL. FIRE ESCAPE	
		Subtotal
		Subtotal
Recommendations:		
	1/2	11 5
All noted deficiencies must by correct	ted by SEPT 29/2011	20///
Hand delivered to ROB ALLABY	(Signed)	Total # Violations
nallu deliterati (IOB MATO)		5
		Total Life Safety Violations



Address 163 W PANDER ST

	Standards of Maintenance By-law No. 5462	Violation
S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Window-pane/frame/trim/hardware - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Radiator/Electrical baseboard - repair/replace □ Electrical outlets/fixtures/cover plates - repair or replace □ Door-handset/hinges/frame/room# - repair/replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	_
	Clutter Y \(\) Doorway 90° N \(\) Informed Mgr \(\) . (A RGE HOLE IN INTERCION WALL Notes:	
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER ☑HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/clean ☐ Doorway 90° N ☐ Informed Mgr ☐ ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Window-pane/frame/trim/hardware - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Radiator/Electrical baseboard - repair/replace □ Electrical outlets/fixtures/cover plates - repair or replace □ Door-handset/hinges/frame/room# - repair/replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y □ Doorway 90° N □ Informed Mgr □	-
1155	Notes:	
LIFE SAFETY	MSSMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CLOSER ☐ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Radiator/Electrical baseboard - repair/replace ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	-
LIFE	☑SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes: ☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CLOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y □ Doorway 90° N □ Informed Mgr □ Notes:	
Vacant No Access	SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) s.22(1)	E
s.22(1)		Total



CE - Inspection Report (PUI)

CF Number	CF-2020-013016	Date of Inspection (yyyy/mm/dd)	2020/09/17
Main Address	165 W PENDER STREET	Specifics and/or Suite # Avalon	Hotel
Tenant		Number of Storeys Four	
23	235922 BC LTD B5 HASTINGS ST E ANCOUVER BC V6A 1P2	Permit Number N/A	
Agent N/	/A	Approved Use of Building/Land	SRA
District Zone	N/A	Present Use of Building/Land	SRA
Business Lice	ense 20-133716		
Reason for In	spection Annual SRA Inspection		
2. Unite Phot 3. Unite 4. Unite 5. Unite The building		ft.) was made in the interior walkion 15.1(1) - Photo 4]. ion 15.1(1) - Photo 5]. ion 15.1(1) - Photo 4]. th the building, and I gave him a c	l [Section 15.1(1) -
Requirements		F4/2	
	of the Standards of Maintenance Bylaw No (1) of the Standards of Maintenance Bylaw		
Recommenda Send immedi	itions fate 5/M order to property owner and to be	uilding manager (Rob Allaby - 165	W Pender St).
Photos Taken	_{n?} ⊠ Yes □ No		
Date Report A	Made: September 17, 2020	Inspector's Name	

Violation Details Violation Number: Violation: VI-2020-04923 3rd Floor Fire Escape - clutter to be removed (plastic shell and barbecue). **Violation Date:** Standards of Maintenance #5462 - Section 10.1: Sep 17, 2020 10.1 When an unsafe condition exists in or about a building, or where upgrading of a building is required by an order pursuant to the Fire Services Act, the applicable provisions of the Vancouver Building By-law shall apply. Violation Type: Standards of Maintenance By-Law No. **Violation Instructions:** Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-04924 Unit are - Large hole (approximately 4.00 sq. ft.) in interior wall fire separation. **Violation Date:** Sep 17, 2020 Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective Violation Type: closures, sprinkler systems, including fire alarm and detection systems and Standards of other means of fire protection, shall be maintained in such a manner to Maintenance By-Law No. afford the fire resistive properties and protection for which they were 5462 designed. Resolve By: **Violation Instructions: Violation Status:** Violation Number: Violation: VI-2020-04925 Unit 2200 - Smoke alarm has been removed. Standards of Maintenance #5462 - Section 15.1(1): **Violation Date:** Sep 17, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:**

Violation Number:

Violation:

VI-2020-04926

Unit 1 - Smoke alarm has been removed.

Violation Date:

Sep 17, 2020

Standards of Maintenance #5462 - Section 15.1(1):

15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were

designed.

Violation Type: Standards of

Maintenance By-Law No.

5462

Resolve By:

Violation Instructions:

Violation Status:

Violation Number:

VI-2020-04927

Violation:

Unit 5.22(1) - Smoke alarm has been removed.

Violation Date:

Sep 17, 2020

Standards of Maintenance #5462 - Section 15.1(1):

15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were

designed.

Violation Type: Standards of

Maintenance By-Law No.

5462

Resolve By:

Violation Instructions:

Violation Status:



Photo	Description
	Photo 3 Unit §22(1)
	Photo 4 Unit s.22(1)

Photo	Description
	Photo 5 Unit \$22(1)
5.22(1)	Photo 6 Unit \$22(1)



REGISTERED AND REGULAR MAIL

November 13, 2020 CF-2020-014995

0781178 BC LTD 885 WILDWOOD LANE WEST VANCOUVER BC V7S 2H7

Contact Person:

Mike Elliston Property Use Inspector 604-871-6968 mike.elliston@vancouver.ca

<u>ORDER</u>

RE: 316 POWELL STREET - LION HOTEL

A Property Use Inspector attended the above-cited property on October 28, 2020 and reported that they observed life safety violations that are in contravention of Section 15.1(1) of Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

Rooms:

Door closer is missing: 1. Unit 2. Unit - Smoke alarm is missing: 3. Unit Door closer is missing; 4. Unit Smoke alarm is missing; Door closer is missing; 5. Unit 6. Unit Door closer is missing; Door closer is missing; 7. Unit Smoke alarm is missing; 8. Unit 9. Unit Smoke alarm is missing; 10. Unit Door closer is missing; Smoke alarm is missing; 11. Unit 12. Unit Door closer is missing; 13. Unit Door closer is missing; 14. Unit Smoke alarm is missing; 15. Unit Door closer is missing; Door closer is missing: 16. Unit 17. Unit Smoke alarm is missing; 18. Unit Smoke alarm is missing; 19. Unit Smoke alarm is missing; 20. Unit Smoke alarm is missing; 21. Unit Smoke alarm is missing: 22. Unit Smoke alarm is missing;

	S.ZZ(1)	
23. Unit		 Door closer is missing;
24. Unit		 Smoke alarm is missing;
25. Unit		 Smoke alarm is missing;
26. Unit		 Door closer is missing;
27. Unit		 Smoke alarm is missing;
28. Unit		 Door closer is missing;
29. Unit		Door closer is missing;
30. Unit		Door closer is missing;
31. Unit		 Smoke alarm is missing; and
32. Unit		 Door closer is missing.

Section 15.1(1) of the By-law states:

15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to:

IMMEDIATELY correct the above-noted violations (items #1 thru #32).

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable Bylaw(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Mike Elliston, Property Use Inspector, at 604-871-6968 or via email at mike.elliston@vancouver.ca.

Yours truly,

P. Ryan, M. Sc., P. Eng. Chief Building Official

Kathryn Holm, M. Sc., P. Eng. Chief Licence Inspector and Director of Licences and Inspections Copy: LION HOTEL

C/O LES CHOJNACKI, MANAGER

316 POWELL STREET VANCOUVER BC V6A 1G4

Rob Renning, Deputy Chief, Fire Prevention rob.renning@vancouver.ca

CF Number CF-2020-014995 Date of Inspection (yyyy/mm/dd) 2020/10/28 Main Address 316 POWELL STREET, Vancouver, BC Specifics and/or Suite # Life-safety - All tenant rooms V6A 1G4 and common areas Tenant Number of Storeys Lion Hotel Permit Number Owner 0781178 BC LTD n/a 885 WILDWOOD LANE WEST VANCOUVER BC V7S 2H7 Approved Use of Building/Land SRA Agent Les Chojnacki District Zone DEOD Present Use of Building/Land SRA **Business License** 20-149224 RH Reason for Inspection Annual SRA Inspection (life-safety) Narrative/Observations In attendance: Mike Elliston, Les Chojnacki (manager), Robin Lee (tenant support worker). Inspection of all common areas and tenant rooms found 32 life-safety violations: 1. Room Door closer missing 2. Room Smoke alarm missing 3. Room Door closer missing 4. Room Smoke alarm missing 5. Room Door closer missing 6. Room Door closer missing 7. Room Door closer missing Smoke alarm missing 8. Room 9. Room Smoke alarm missing 10. Room Door closer missing Smoke alarm missing 11. Room 12. Room Door closer missing 13. Room Door closer missing 14. Room Smoke alarm missing 15. Room Door closer missing 16. Room Door closer missing 17. Room Smoke alarm missing 18. Room Smoke alarm missing 19. Room Smoke alarm missing 20. Room Smoke alarm missing 21. Room Smoke alarm missing 22. Room Smoke alarm missing 23. Room Door closer missing 24. Room Smoke alarm missing 25. Room Smoke alarm missing 26. Room Door closer missing 27. Room Smoke alarm missing 28. Room Door closer missing 29. Room Door closer missing 30. Room Door closer missing

31. Room Second	
Requirements	
Violation of Standards of Maintenance #5462 - Se	ction 15.1(1)
Recommendations Immediate Order to R/O	
Photos Taken? ☐ Yes ☑ No	
Date Report Made: November 6, 2020	Mike Elliston Inspector's Name

Violation Details Violation Number: Violation: VI-2020-05987 Room 22(1) - Door closer missing **Violation Date:** Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-05980 Room - Door closer missing **Violation Date:** Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective Oct 28, 2020 closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-05979 Room - Door closer missing **Violation Date:** Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 **Violation Instructions:** Resolve By: **Violation Status:**

Violation Number: Violation: Room 5.22(1) - Smoke alarm missing VI-2020-05975 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room^{s.22(1)} - Door closer missing VI-2020-05976 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-05978 Room 5.22(1) - Smoke alarm missing Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room 5.22(1) - Door closer missing VI-2020-05977 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Rooms.22(1) Smoke alarm missing VI-2020-05974 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-05973 Room 5.22(1) - Door closer missing Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room 5.22(1) - Smoke alarm missing VI-2020-05972 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 5.22(1) - Smoke alarm missing VI-2020-05971 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-05970 Room 5.22(1) - Smoke alarm missing Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room - Smoke alarm missing VI-2020-05966 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 5.22(1) - Smoke alarm missing VI-2020-05965 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-05963 Room 5.22(1) - Smoke alarm missing Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room 5.22(1) - Door closer missing VI-2020-05964 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 5.22(1) - Smoke alarm missing VI-2020-05981 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-05982 Room 5.22(1) - Door closer missing Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room 5.22(1) - Door closer missing VI-2020-05992 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 5.22(1) - Smoke alarm missing VI-2020-05983 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 8.22(1) - Door closer missing VI-2020-05984 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room - Smoke alarm missing VI-2020-05985 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 5.22(1) - Door closer missing VI-2020-05986 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room - Smoke alarm missing VI-2020-05969 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room 5.22(1) - Door closer missing VI-2020-05968 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room^{s.22(1)} - Door closer missing VI-2020-05967 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 5.22(1) - Smoke alarm missing VI-2020-05990 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room^{s.22(1)} - Door closer missing VI-2020-05991 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 5.22(1) - Smoke alarm missing VI-2020-05988 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 8.22(1) - Door closer missing VI-2020-05989 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room 5.22(1) - Smoke alarm missing VI-2020-05961 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status: Violation Number: Violation: VI-2020-05962 Room s.22(1) - Door closer missing Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Oct 28, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:**



November 13, 2020 CF-2020-008980

0781178 BC LTD 885 WILDWOOD LANE WEST VANCOUVER BC V7S 2H7

RE: 316 POWELL STREET – LION HOTEL

An inspection of the above-cited property on October 28, 2020, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

Enclosed is a copy of the Property Use SRA Inspection Report (Checklist) that lists the deficiencies observed during the inspection. The Checklist was also handed to the Building Manager, Les Chojnacki, on the date of the inspection.

Therefore, in accordance with the By-law and to avoid further action, you are to correct the non-life safety deficiencies outlined in the enclosed Checklist BY JANUARY 4, 2021.

If you have any further questions or concerns, please feel free to contact me via phone or email. We thank you in advance for your voluntary compliance.

Yours truly,

Mike Elliston, Property Use Inspector

mike.elliston@vancouver.ca

(604) 871-6968

Enclosure

Copy: LION HOTEL

C/O LES CHOJNACKI, BUILDING MANAGER

316 POWELL STREET VANCOUVER BC V6A 1G4



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report SR NoCF-2020-008980

	NATIONAL PROPERTY AND ADDRESS OF THE PARTY AND	
Property Address	Name of Building	Inspection Date (yy/mm/dd)
316-324 POWELL S	T LION HOTEL	2020/10/28
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
20-149224 RH		☐ Yes □ No
Pest Management Company	Number of Units	SRA Tenant Register
	76 su	24-hr Tenant Check
Owner Information	Building Representative	Inspectors Attending
0781178 BC Ltd.	Les Choinacki	Mike Eliston
clo Abdul Abdollahi	Robin Lee, TSW.	Adrian Cashato, DBJ
604-781-0008 Ph#604-806	Ph#/-01-2/7-/2/-D	Ph#604-871-6968
	andards of Maintenance By-law No	
Carlotte and the second		
Building Exterior: fire escape	/ drainpipes / wind	lows / finish
Red fatell to be is	paired properly at ra	om 313.
Common Areas: bathrooms / h	alls / kitchens / lighting / e	levator / stairs / storage rooms
- Bithroms fenction	ral telean.	
- Kitchen good		
- Stairs good		
* ENGURE REGULAR	R FOCUSSED PEST	CONTROL
15 PROVIDED IN	HIGH-ACTIVITY AF	PAS X
LIFE SAFETY Widot	ions to be repeited	immediately
CF-2020-014995	17200	Subtotal
Recommendations:		
		11
All noted deficiencies must by correct	ted by January 4,2021	U U
		Total # Violations
Hand delivered to les Chajna	cki (Signed)	30 32
		Total Life Safety Violations



Address 36-324 POWELL ST (Property Use) SRCF-2020-008980

	Standards of Maintenance By-law No. 5462		Violations
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug ☑ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit/flies - pest control	7
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	attach ment caling light	_
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	 ─ Window-pane/frame/trim/hardware - repair/replace/clean ─ Sink/plumbing/taps/leaks - repair/replace/unplug ─ Electrical outlets/fixtures/cover plates - repair or replace ─ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	
LIFE SAFETY	SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CL	OSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/panet☐ Radiator/Electrical baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
LIFE		OSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/panet☐ Radiator/Electrical baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Clutter Y☐ Doorway 90° N☐ Informed Mgr☐ Notes:	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE SAFETY	■SMOKE ALARM □SPRINKLER LINE ■DOOR CL	OSER ☐HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean☐ Walls/ceiling/floors - repair/replace/clean/panet☐ Radiator/Electrical baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace☐ Clutter Y☐ Doorway 90° N☐ Informed Mgr☐ Notes:	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Vacant No Access Inspected S. 22(s.22(1)		Total 2
		City of Vancouver - 2021-137 - Page 50 of 545	*



Address 36	BWELL ST
(Property Use)	SR 2020-008180

	Standards of Maintenance	e By-law No. 5462	Violations
Room No. 5.22(1)	☐ Carpets/flcor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Notes:		
LIFE SAFETY	SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
LIFE	□SMOKE ALARM □SPRINKLER LINE ■DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace Clutter Y □ Doorway 90° N □ Informed Mgr □ Notes:	 ─ Window-pane/frame/trim/hardware - repair/replace/clean ─ Sink/plumbing/taps/leaks - repair/replace/unplug ─ Electrical outlets/fixtures/cover plates - repair or replace ─ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	
LIFE	□SMOKE ALARM □SPRINKLER LINE ■DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Clutter Y □ Doorway 90° N □ Informed Mgr □	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE	Notes: ☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard repair/replace ☐ Door-handset/hinges/frame/foom#t repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	X
LIFE SAFETY		LOSER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	4
Vacant No Access Inspected Notes:	_s.22(1)		Total
s.22(1)		City of Vancouver - 2021-137 - Page 51 of 545	1



Address 32	11	LEWS	ST
(Property Use)	SR	2020 -	000180

	Standards of Maintenance	e By-law No. 5462	Viola	tions
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace Clutter Y □ Doorway 90° N □ Informed Mgr □ Notes:	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-	
Room No. \$.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	 Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	1	
LIFE	Notes:	OSEB CHOLE IN WALL ST CORPORT INC (* 450 ET)	_	
SAFETY		OSER DHOLE IN WALL/FLOOR/CEILING (>1SQ.FT)		
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace	 Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit files - pest control 		
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:			
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1	
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/rcom# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1	
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE ■DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	Ī	
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control		
LIFE SAFETY		OSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-	
Vacant No Access Inspected	s.22(1)			
Notes:			Tot	lal
		City of Vancouver - 2021, 137 - Page 52 of 545	2	_



Address	324	EWELL	ST
(Property	Use)	SR 2010-C	nene

100	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. 5.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace Clutter Y □ Doorway 90° N □ Informed Mgr □	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
LIFE SAFETY	Notes: ☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean	☐ Window-pane/frame/trim/hardware - repair/replace/clean	
s.22(1)	☐ Walls/ceiling/floors - repair/replace/clean/panet☐ Radiator/Electrical baseboard - repair/replace☐ Door-handset/hinges/frame/room# - repair/replace	☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
LIFE SAFETY	SMOKE ALARM ☐ SPRINKLER LINE DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. \$.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	 Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	
0.00	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	 Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	7
	Clutter Y Doorway 90° N Informed Mgr Notes:	-> exterior roof/wall issue	
LIFE	☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace	 ─ Window-pane/frame/trim/hardware - repair/replace/clean ─ Sink/plumbing/taps/leaks - repair/replace/unplug ─ Electrical outlets/fixtures/cover plates - repair or replace ─ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control 	
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Vacant No Access Inspected	-s.22(1)		Total
Notes:			TOtal
			24
		City of Vancouver -2021-137 - Page 53 of 545 LIFE SAFETY	9



Address 321	BWELL ST
(Property Use)	SR 2020-008980

	Standards of Maintenanc	e By-law No. 5462	Violations
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit files - pest control	
	Notes:		
LIFE SAFETY	SMOKE ALARM ☐ SPRINKLER LINE ☐ DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☑ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
rice	Notes:	Lacet	
LIFE SAFETY	A THE ALL PARTY AND A STREET OF THE PARTY AND A STREET AN	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. s.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
LIFE SAFETY	Notes: ☐SMOKE ALARM ☐SPRINKLER LINE ☐DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	2
Room No.	☐ Carpets/floor/baseboards - repair/replace/clean	☐ Window-pane/frame/trim/hardware - repair/replace/clean	4
s,22(1)	□ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace Clutter Y □ Doorway 90° N □ Informed Mgr □	☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
LIFE	Notes:	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
	DOWNER LINE DOON OF	ENOUGH WALL TOOK CELLING (FIGURE)	
Vacant No Access Inspected	s.22(1)		
Notes:			Total
			2



COMMUNITY SERVICES Licences and Inspections Property Use Inspections

Property Use SRA Inspection Report SR No. 2020-013534

Property Address	Name of Building	Inspection Date (yy/mm/dd)
54 E CARDOVAST	CORDONA PESIDONCE	2000/11/05
Business Licence (B/L) Number	Special Notes on B/L	Security/Video
		✓Yes □ No
Pest Management Company	Number of Units	SRA Tenant Register
ATLAS	70	24-hr Tenant Check
Owner Information	Building Representative	Inspectors Attending
PRHC	MARK GORDON	ACVIN MARTIN
1016	1 1111 4	//CVIS /VIALETIA
C/O RIE DERVICE	3	
	604-974-9218	101 373-71-11
Ph#	Ph#	Ph# 604 17 1511
	tandards of Maintenance By-law No.	5462
Building Exterior: fire escape	/ drainpipes / windo	ows / finish
		3-2-
Common Areas: bathrooms /	halls / kitchens / lighting / el	evator / stairs / storage rooms
		Subsect
		Subtotal
Recommendations:		
All a d d p		,
All noted deficiencies must by corre	cted by	// / Total # Viglations
Hand delivered to MARK Gol	COON (Signed) Mary	anders &
		Total Life
		Safety Violations



54 E CORPOVA ST Address (Property Use) SR 2020-013534

Room No.	
Notes: SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/faps/leaks - repair/replace/clean Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Notes: SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) Sink/plumbing/faps/leaks - repair/replace/clean	
Room No. Carpets/floor/baseboards - repair/replace/clean/panet Radiator/Electrical baseboard - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/clean/panet Electrical outlets/fixtures/cover plates - repair/replace/clean/panet Electrical outlets/fixtures/cover plates - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean/panet Electrical outlets/fixtures/cover plates - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/clean Window-pane/firame/firmi/hardware - repair/replace/clean/panet Sink/plumbing/taps/leaks	
Walls/ceiling/floors - repair/replace/clean/panet SarEtry Doorway 90° N Informed Mgr Notes: SarEtry Doorway 90° N Informed Mgr Walls/ceiling/floors - repair/replace/clean Window-pane/frame/tim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Window-pane/frame/tim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Window-pane/frame/tim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/re	
Notes:	
SAFETY	
Walls/celling/floors - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Door-handset/hinges/frame/room# - repair/replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Notes: SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) Notes: SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT) Walls/ceiling/floors - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/clean/panet Electrical outlets/fixtures/cover plates - repair/replace/clean/panet Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbin	
Notes: SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Notes: LIFE	
Notes: SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
SMOKE ALARM SPRINKLER LINE DOOR CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Notes: LIFE	
Room No. Carpets/floor/baseboards - repair/replace/clean Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Sink/plumbing/taps/leaks - repair/replace/unplug Electrical baseboard - repair/replace Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control Clutter Y Doorway 90° N Informed Mgr Notes:	
Room No. Carpets/floor/baseboards - repair/replace/clean	
LIFE DEMOKE ALARM DEPRING FRANK DOOR SLOSED DUOLE NAME OF SOMETHING & 400 FT	
Vacant	
No Access	
Inspected	
Notes: \$.22(1) Notes: \$.22(1) 15/10 FLOOR - 15019 TIGN	Total
City of Vancouver - 2021-137 - Page 56 of 545	/



REGISTERED AND REGULAR MAIL

November 13, 2020 CF-2020-015465

PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES 1701-4555 KINGSWAY BURNABY BC V5H 4V8

Contact Person:

Mike Elliston Property Use Inspector 604-871-6968 mike.elliston@vancouver.ca

ORDER

RE: 225 DUNLEVY AVENUE – TAMURA HOUSE

A Property Use Inspector attended the above-cited property on November 6, 2020 and reported that they observed life safety violations that are in contravention of Section 15.1(1) of Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

Rooms:

- 1. Unit Smoke alarm is missing;
- 2. Unit Door closer is missing;
- 3. Unit Smoke alarm is missing; and
- 4. Unit Hasp installed on the door.

Section 15.1(1) of the By-law states:

15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to:

• IMMEDIATELY correct the above-noted violations (items #1 thru #4).

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Mike Elliston, Property Use Inspector, at 604-871-6968 or via email at mike.elliston@vancouver.ca.

Yours truly,

P. Ryan, M. Sc., P. Eng. Chief Building Official

Yours truly,

Kathryn Holm, M. Sc., P. Eng. Chief Licence Inspector and

Director of Licences and Inspections

Copy: TAMURA HOUSE

C/O JANA SASAKI 225 DUNLEVY AVENUE VANCOUVER BC V6A 3A5

Rob Renning, Deputy Chief, Fire Prevention rob.renning@vancouver.ca



COMMUNITY SERVICES Licences and Inspections **Property Use Inspections**

Property Use SRA Inspection Report SR No. 25-2020-015315

Property Address 225 DUNLEVY AV	Name of Building	Inspection Date (yy/mm/dd) 2020/11/06
Business Licence (B/L) Number 20 - 142462 NH	Special Notes on B/L	Security/Video Security/Video No
Pest Management Company	Number of Units	SRA Tenant Register
ATLAS weekly	109 Su	24-hr Tenant Check
Owner Information	Building Representative	Inspectors Attending
	The state of the s	PUI:
HOUSING CORPORATION	JANA SASAKI I MIKE LAWSON	MIKE ELLISTON
Ph#	Ph#604-374-2561	Ph#604-871-6968
A CONTRACT OF THE PARTY OF	andards of Maintenance By-law No / drainpipes / wine	o. 5462 dows / finish
BATEBOR OK.		
ALEXEN CITY		
Common Areas: bathrooms / h	alls / kitchens / lighting / o	elevator / stairs / storage rooms
	NOTE : COVID-	19 RISK MITIGATION
	MEASO	RES IN EFFECT.
RATHEROMS HA	LWAYS MICHENS	Grove.
the state of the s	water the course	
		,
LIFE SNETY VIOL	ATIONS TO BE CORR	ELLEY INNERVATERY
		Subtotal
Recommendations:		
A CONTRACTOR OF THE PROPERTY O		
		12
	ed by Desember 7 202	13
All noted deficiencies must by correct	O	
	O	Total # Violations



Address 225 DUNLEVY AV (Property Use) SRCF-2020-015315

	Standards of Maintenanc	e By-law No. 5462	Violations
s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☐ Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	_
	Clutter Y Doorway 90° N Informed Mgr Notes:		
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Badiater/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:	LOCKSET /LATCH	- 1
LIFE SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
	Notes:	Pemove hasp	
SAFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CL	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. S.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace Clutter Y □ Doorway 90° N □ Informed Mgr □	☐ Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
ice	Notes:		
SAFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. S.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair er replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	I
	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
IFE AFETY		OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walts/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Oop hands thinges/frame/room# _ (epair/replace ☐ Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐	☐ Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/tapş/feaks-repair/replace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	2
IFE AFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR CL	OSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
	s.22(1)		
Vacant No Access			
Inspected			
Notes:			Total
			#=
		City of Vancouver - 2021-137 - Page 60 of 545	4-
		2 LIFE SAFETY	-



(Property Use) SR 200-0153

	Standards of Maintenance	e By-law No. 5462	Violations
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
-	Clutter Y ☐ Doorway 90° N ☐ Informed Mgr ☐ Notes:		
AFETY		LOSER _ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 5.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace ☑ Door-bandset/hinges/frame/room# - repair/replace Clutter Y □ Doorway 90° N □ Informed Mor □	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
IEE	Notes:		
AFETY	□SMOKE ALARM □SPRINKLER LINE □DOOR CI	LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. s.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace	☐ Window-pane/frame/trim/hardware - repair/replace/clean ☑ Sink/plumbing/taps/leaks - repair/(eplace/unplug ☐ Electrical outlets/fixtures/cover plates - repair or replace ☐ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
AFETY		LOSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. \$.22(1)	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace □ Clutter Y □ Doorway 90° N □ Informed Mgr □ Notes:	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
SAFETY		LOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. 5.22(1)	☐ Carpets/floor/baseboards - repair/replace/clean ☐ Walls/ceiling/floors - repair/replace/clean/panet ☐ Radiator/Electrical baseboard - repair/replace ☐ Door-handset/hinges/frame/room# - repair/replace Clutter Y ☐ Doorway 90" N ☐ Informed Mgr ☐	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
IFE AFETY	Notes: □SMOKE ALARM □SPRINKLER LINE □DOOR C	LOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	-
Room No. S.22(1	□ Carpets/floor/baseboards - repair/replace/clean □ Walls/ceiling/floors - repair/replace/clean/panet □ Radiator/Electrical baseboard - repair/replace □ Door-handset/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
IFE SAFETY	Notes: SMOKE ALARM SPRINKLER LINE DOOR C S, 22(1)	LOSER □HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Vacant Na Access Inspected Notes:		7545	Total 3



Address 225 DONDENY

		SRA ANNUAL INSPECTION RE	(Property Use) SR 2020-01	
	9-3-5	Standards of Maintenand	ce By-law No. 5462	Violations
22(1)	☐ Walfs/ceiling/f ☐ Radiator/Elec ☐ Door-handset	baseboards - repair/replace/clean floors - repair/replace/clean/panet trical baseboard - repair/replace //hinges/frame/room# - repair/replace Doorway 90° N 4 Informed Mgr	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit files - pest control	-
E	Notes.			
FETY oom No.	177 274	ENGLISH CONTRACTOR OF THE PROPERTY OF THE PROP	CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	e
.22(1)	☐ Walls/ceiling/☐ Radiator/Elec ☐ Door-handse	/baseboards - repair/replace/clean floors - repair/replace/clean/panet ctrical baseboard - repair/replace //hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks>- repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Notes:	Doorway 90° N ☐ Informed Mgr ☐		
FE AFETY	□SMOKE ALA	RM SPRINKLER LINE DOOR O	CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	☐ Walls/ceiling ☐ Radiator/Ele ☐ Door-handse	r/baseboards - repair/replace/clean /floors - repair/replace/clean/panet ctrical baseboard - repair/replace et/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing#aps/leaks - repair/replace/unplug Electrical outlets/fixtures/cover plates - repair or replace Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	1
	Clutter Y Notes:	Doorway 90° N ☐ Informed Mgr ☐		
FE		RM SPRINKLER LINE DOOR	CLOSER _ HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	☐ Walls/ceiling ☐ Radiator/Ele	r/baseboards - repair/replace/clean y/floors - repair/replace/clean/panet ectrical baseboard - repair/replace et/hinges/frame/room# - repair/replace	□ Window-pane/frame/trim/hardware - repair/replace/clean □ Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	
_	Clutter Y Notes:	Doorway 90° N ☐ Informed Mgr [3	
AFETY	A SMOKE ALA	ARM SPRINKLER LINE DOOR	CLOSER THOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	1
Room No. s.22(1)	Walls/ceiling ☐ Radiator/Ele	or/baseboards - repair/replace/clean g/floors - (epair/replace/clean/panet ectrical baseboard - repair/replace et/hinges/frame/room# - repair/replace	Window-pane/frame/trim/hardware - repair/replace/clean Sink/plumbing/taps/leaks - repair/replace/unplug □ Electrical outlets/fixtures/cover plates - repair or replace □ Pest-rats/mice/roaches/bedbugs/fruit flies - pest control	2
	Clutter Y Notes:	Doorway 90° N ☐ Informed Mgr		
IFE AFETY	-	ARM DSPRINKLER LINE DOOR	CLOSER HOLE IN WALL/FLOOR/CEILING (>1SQ.FT)	
Room No. 5.22(1)	☐ Walls/ceiling ☐ Radiator/Ell ☐ Door-hands	or/baseboards - repair/replace/clean g/floors - repair/replace/clean/panet ectrical baseboard - repair/replace set/hinges/frame/room# - repair/replace Doorway 90° N Informed Mgr		1
LIFE	□SMOKE AL	ARM DSPRINKLER LINE DOOR	CLOSER THOLE IN WALL/FLOOR/CEILING (>1SQ FT)	
Vacant	s.22(1)			
No Acces	s			
Inspected	e 22/11			
Notes				Total
TUBE	-		e 62 of 545	5

CF Number CF-2020-015465 Date of Inspection (yyyy/mm/dd) 2020/11/06 Main Address 225 DUNLEVY AVENUE, Vancouver, BC Specifics and/or Suite # Life-safety inspection of all tenant rooms and common areas Tenant Number of Storeys Tamura House 4 Owner Permit Number CARNEGIE OUTREACH n/a 390 POWELL ST VANCOUVER BC V6A 1G4 Owner **NEW WORLD CONFECTIONARY** 398 POWELL ST VANCOUVER BC V6A 1G4 Owner PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES 1701-4555 KINGSWAY BURNABY BC V5H 4V8 Owner VANCOUVER (CITY) C/O PROPERTY TAX OFFICE PO BOX 7747 STN TERMINAL VANCOUVER BC V6B 8R1 Approved Use of Building/Land Agent Jana Sasaki SRA District Zone DEOD Present Use of Building/Land SRA **Business License** 20-142462 NH SRA Annual Inspection - life-safety Reason for Inspection Narrative/Observations In attendance: Mike Elliston, Jana Sasaki, Mike Lawson Inspection found 4 life-safety violations: 1. Room Smoke alarm missing 2. Room - Door closer missing 3. Room Smoke alarm missing 4. Room Door - hasp installed Requirements Violation of Standards of Maintenance #5462 - Section 15.1(1) Recommendations Immediate order to R/O

Photos Taken? ☐ Ye	es 🛮 No		
Date Report Made:	November 8, 2020	Mike Elliston Inspector's Name	

Violation Details Violat Room Door closer missing Violation Number: VI-2020-06309 **Violation Date:** Standards of Maintenance #5462 - Section 15.1(1): Nov 06, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room^{5.22(1)} Smoke alarm missing VI-2020-06308 **Violation Date:** Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective Nov 06, 2020 closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-06307 Room \$22(1) Door - hasp installed **Violation Date:** Standards of Maintenance #5462 - Section 15.1(1): Nov 06, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 **Violation Instructions:** Resolve By: **Violation Status:**

Violati_{s.22(1)} Violation Number: VI-2020-06310 Smoke alarm missing Room Standards of Maintenance By-law 5462 - Sec 21.10: Violation Date: Nov 06, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:



REGISTERED AND REGULAR MAIL

January 3, 2020 CF-2019-013379 Contact Person
Mike Elliston
Property Use Inspector
604-871-6968
mike.elliston@vancouver.ca

CARNEGIE OUTREACH 390 POWELL STREET VANCOUVER BC V6A 1G4

PROVINCIAL RENTAL HOUSING CORP C/O REAL ESTATE SERVICES ATTN: RON HANSEN 1701 – 4555 KINGSWAY BURNABY BC V5H 4T8

NEW WORLD CONFECTIONARY 398 POWELL STREET VANCOUVER BC V5H 4T8

<u>ORDER</u>

RE: 225 DUNLEVY AVENUE - TAMURA HOUSE

This is further to our letter dated November 8, 2019.

A Property Use Inspector re-inspected the above-cited property on December 4, 2019 and reported that although 38 violations have been corrected, the following 25 violations remain outstanding, in contravention of Section 21.10 (c),(d) (e) & (f) of Standards of Maintenance Bylaw No. 5462 (the By-law), which states:

21. MAINTENANCE STANDARDS FOR LODGING HOUSES

- 21.10 Every lodging house owner shall at all times keep or maintain the lodging house:
 - (c) fixtures and appliances in good working order and repair;
 - (d) floors, stairs, doors, walls and windows in good working order and repair;
 - (e) heating system in good working order and repair; and
 - (f) sinks, toilets and bathing fixtures in good working order and repair.

Page 1 of 3

The following was observed:

Common Area

1.	2 nd Floor -	Bathroom 245 – Walls – hole in drywall.	Violation of SofM Section 21.10(d)
Roc	oms [22(1	1	
2.	Room	- Sink – tap handle missing	Violation of SofM Section 21.10(f)
3.	Room	- Sink – tap handle missing.	Violation of SofM Section 21.10(f)
4.	Room	- Sink - tap handle missing.	Violation of SofM Section 21.10(f)
5.	Room	- Sink - tap handle missing.	Violation of SofM Section 21.10(f)
6.	Room	- Walls - holes in drywall.	Violation of SofM Section 21.10(d)
7.	Room	- Pests - roaches.	Violation of SofM Section 21.10(b)
8.	Room	- Walls - hole in drywall.	Violation of SofM Section 21.10(d)
9.	Room	- Sink – tap handle missing.	Violation of SofM Section 21.10 (f)
10.	Room	- Walls - holes in drywall	Violation of SofM Section 21.10(d)
11.	Room	- Sink - tap handle missing.	Violation of SofM Section 21.10(f)
12.	Room	- Sink - tap handle missing	Violation of SofM Section 21.10(f)
13.	Room	- Sink – tap handle missing.	Violation of SofM Section 21.10(f)
14.	Room	- Sink - tap handle missing.	Violation of SofM Section 21.10(f)
15.	Room	- Ceiling - holes in drywall.	Violation of SofM Section 21.10(d)
16.	Room	- Walls - hole in drywall.	Violation of SofM Section 21.10(d)
17.	Room	- Walls - holes in drywall.	Violation of SofM Section 21.10(d)
18.	Room	- Walls - hole in drywall.	Violation of SofM Section 21.10(d)
19.	Room	- Electrical - cover plate missing.	Violation of SofM Section 21.10(c)
20.	Room	- Electrical –baseboard thermostat missing.	Violation of SofM Section 21.10(e)
21.	Room	- Electrical - Ceiling fixture not working.	Violation of SofM Section 21.10(c)
22.	Room	- Walls - hole in drywall.	Violation of SofM Section 21.10(d)
			Page 2 of 3

23. Room - Sink - tap handle missing.

Violation of SofM Section 21.10(f)

24. Room - Door - not closing properly.

Violation of SofM Section 21.10(d)

25. Room - Sink - tap handle missing.

Violation of SofM Section 21.10(f)

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to:

1. correct the violations detailed above (item nos. 1 thru 25),

WITHIN 30 DAYS OF THE DATE OF THIS ORDER.

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Mike Elliston, Property Use Inspector at 604-871-6968 or via email at mike.elliston@vancouver.ca.

Yours truly.

P. Ryan, M. Sc., P. Eng. Chief Building Official and

Director, Building Code and Policy

Copy: LOOKOUT SOCIETY

544 COLUMBIA STREET NEW WESTMINSTER BC V3L 1B1 Yours truly

Kathryn Holm, M. Sc., P. Eng. Chief Licence Inspector and

Director of Licences and Inspections



REGISTERED AND REGULAR MAIL

November 25, 2020 CF-2020-016372

PROVINCIAL RENTAL HOUSING CORP 261 E HASTINGS ST VANCOUVER BC V6A 1P2

Contact Person:

Alvin Leung Property Use Inspector 604-871-6009 alvin.leung@vancouver.ca

ORDER

RE: 261 E HASTINGS STREET - WALTON HOTEL

A Property Use Inspector attended the above-cited property on November 23, 2020 and reported that they observed life safety violations that are in contravention of Section 151(1) of Standards of Maintenance By-law No. 5462 (the By-law).

The following life safety violations were reported:

Rooms:

- Unit Items hanging from the sprinkler line;
- 2. Unit Items hanging from the sprinkler line;
- 3. Unit Smoke alarm in disrepair;
- 4. Unit Items hanging from the sprinkler line;
- 5. Unit Smoke alarm in disrepair;
- 6. Unit Smoke alarm in disrepair;
- 7. Unit Smoke alarm in disrepair; and
- 8. Unit Smoke alarm in disrepair.

Section 15.1(1) of the By-law states:

15. INTERIOR FIRE AND HEALTH SAFETY HAZARDS

15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed.

Therefore, in accordance with Section 23.2 of the By-law, you are ordered to:

• **IMMEDIATELY** correct the above-noted violations (Items #1 thru #8).

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law(s). If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law(s).

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Alvin Leung, Property Use Inspector, at 604-871-6009 or via email at alvin.leung@vancouver.ca.

Yours truly,

P. Ryan, M. Sc., P. Eng. Chief Building Official

1/- 1

Kathryn Holm, M. Sc., P. Eng. Chief Licence Inspector and Director of Licences and Inspections

Copy: PROVINCIAL RENTAL HOUSING CORPORATION

1701 – 4555 KINGSWAY BURNABY BC V5H 4V8

Perry Brown, Manager perry.brown@lookoutsociety.ca

Ciara O'Connor, Coordinator ciara.oconnor@lookoutsociety.ca

Rob Renning, Deputy Chief, Fire Prevention rob.renning@vancouver.ca



November 25, 2020 CF-2020-014563

PROVINCIAL RENTAL HOUSING CORP 261 E HASTINGS ST VANCOUVER BC V6A 1P2

RE: 261 E HASTINGS STREET – WALTON HOTEL

An inspection of the above-cited property on November 23, 2020, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

Enclosed is a copy of the Property Use SRA Inspection Report (Checklist) that lists the deficiencies observed during the inspection. The Checklist was also handed to the Building Manager, Perry Brown, on the date of the inspection.

Therefore, in accordance with the By-law and to avoid further action, you are to correct the non-life safety deficiencies outlined in the enclosed Checklist BY JANUARY 6, 2021.

If you have any further questions or concerns, please feel free to contact me via phone or email. We thank you in advance for your voluntary compliance.

Yours truly,

Alvin Leung, Property Use Inspector

alvin.leung@vancouver.ca (604) 871-6009

Enclosure

Copy: Perry Brown, Manager

perry.brown@lookoutsociety.ca

Ciara O'Connor, Coordinator ciara.oconnor@lookoutsociety.ca

CF Numb	cF-2020-016372	Date of Inspection (yyyy/mm/dd)	2020/11/23
Main Add	261 E HASTINGS ST	Specifics and/or Suite # Walto	n Hotel
Tenant	N/A	Number of Storeys 3 storeys	
Öwner	PROVINCIAL RENTAL HOUSING CORP 261 HASTINGS ST E VANCOUVER BC V6A 1P2	Permit Number DB427880	
Agent	N/A	Approved Use of Building/Land	Rooming House
District Z	DEOD	Present Use of Building/Land	Rooming House
Business	License 20-142304 NH Issued		
Reason fo	or Inspection Annual SRA Inspection (Life	Safety Violations)	
Narrative	Observations		
Units in s Smoke al Items ha	re are 8 units that have either smoke alarm building (Walton Hotel). violation: larm in disrepair: 220, 303, 308, 314, and 3 nging from the sprinkler line: 201, 203 and own, manager	318	
Units in a Smoke al Items ha Perry Bro 778-990- Ciara O'O	re are 8 units that have either smoke alarm building (Walton Hotel). violation: larm in disrepair: 220, 303, 308, 314, and 3 nging from the sprinkler line: 201, 203 and	ns in disrepair or items hanging off o	
Units in a Smoke al Items ha Perry Bro 778-990- Ciara O'C 604-219-	re are 8 units that have either smoke alarm building (Walton Hotel). violation: larm in disrepair: 220, 303, 308, 314, and 3 nging from the sprinkler line: 201, 203 and own, manager 9506, perry.brown@lookoutsociety.ca Connor, coordinator 3370, ciara.oconnor@lookoutsociety.ca	ns in disrepair or items hanging off or	
Units in a Smoke al Items ha Perry Bro 778-990- Ciara O'C 604-219-	re are 8 units that have either smoke alarm building (Walton Hotel). violation: larm in disrepair: 220, 303, 308, 314, and 3 nging from the sprinkler line: 201, 203 and own, manager 9506, perry.brown@lookoutsociety.ca Connor, coordinator 3370, ciara.oconnor@lookoutsociety.ca	ns in disrepair or items hanging off or	
Units in a Smoke al Items ha Perry Bro 778-990- Ciara O'C 604-219- Requirem Standard	re are 8 units that have either smoke alarm building (Walton Hotel). violation: larm in disrepair: 220, 303, 308, 314, and 3 nging from the sprinkler line: 201, 203 and own, manager 9506, perry.brown@lookoutsociety.ca Connor, coordinator 3370, ciara.oconnor@lookoutsociety.ca	ns in disrepair or items hanging off or	
Units in a Smoke al Items ha Perry Bro 778-990-Ciara O'C 604-219-Requirem Standard	re are 8 units that have either smoke alarm building (Walton Hotel). violation: larm in disrepair: 220, 303, 308, 314, and 3 nging from the sprinkler line: 201, 203 and own, manager 9506, perry.brown@lookoutsociety.ca Connor, coordinator 3370, ciara.oconnor@lookoutsociety.ca	ns in disrepair or items hanging off or	

Violation Details	
Violation Number: VI-2020-06599	Room ^{5,22(1)} - Items hanging from sprinkler line; to be removed
Violation Date: Nov 23, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed. Violation Instructions:
Violation Number: VI-2020-06602 Violation Date: Nov 23, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By:	Violation: Room 2211 - Items hanging from sprinkler line; to be removed Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed. Violation Instructions:
Violation Number: VI-2020-06603 Violation Date: Nov 23, 2020 Violation Type: Standards of Maintenance By-Law No. 5462 Resolve By: Violation Status:	Violation: Room 5.72(1) - Smoke alarm in a state of disrepair Standards of Maintenance #5462 - Section 15.1(1): 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to afford the fire resistive properties and protection for which they were designed. Violation Instructions:

Violation Number: Violation: VI-2020-06604 Room section - Items hanging from sprinkler line; to be removed Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Nov 23, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: Room 5.22(1) - Smoke alarm in a state of disrepair VI-2020-06595 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Nov 23, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: afford the fire resistive properties and protection for which they were Standards of Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:** Violation Number: Violation: VI-2020-06596 Room S.22(1) - Smoke alarm in a state of disrepair Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Nov 23, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status:

Violation Number: Violation: Room 5.22(1) - Smoke alarm in a state of disrepair VI-2020-06597 Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Nov 23, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and other means of fire protection, shall be maintained in such a manner to Violation Type: Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: Violation Status: Violation Number: Violation: VI-2020-06598 Room 5.22(1) - Smoke alarm in a state of disrepair Violation Date: Standards of Maintenance #5462 - Section 15.1(1): Nov 23, 2020 15.1 (1) Walls, floors, and roof constructions, including fire protective closures, sprinkler systems, including fire alarm and detection systems and Violation Type: other means of fire protection, shall be maintained in such a manner to Standards of afford the fire resistive properties and protection for which they were Maintenance By-Law No. designed. 5462 Violation Instructions: Resolve By: **Violation Status:**

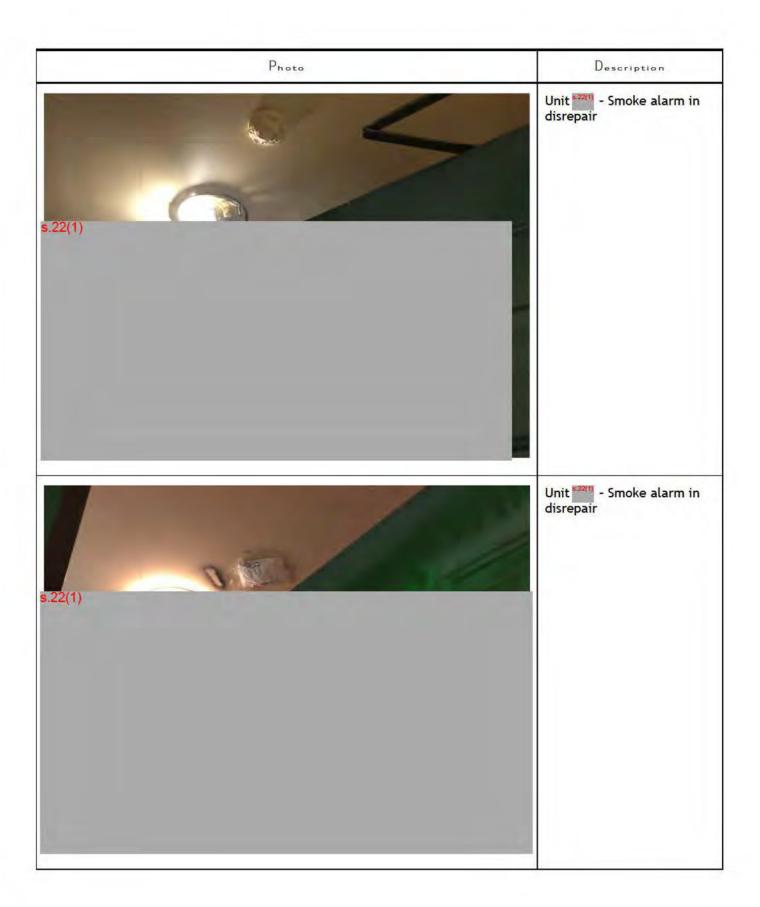




Photo	Description
s.22(1)	Unit Christmas lights hanging off of sprinkler line
s.22(1)	Unit Bike hanging off of sprinkler line

