

File No.: 04-1000-20-2021-277

July 6, 2021

s.22(1)

Dear s.22(1)

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

I am responding to your request of May 27, 2021 for:

**Record of environmental assessment for 5205 Ross Street and post-grow operation records.**

All responsive records are attached\*. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here:

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

\*Note, Environmental Services confirmed there were no environmental assessment records. However, there is a Certificate confirming there are no buried fuel storage tanks on the property. If you would like this record please note the following:

As of January 1, 2020, any requests for Heating Oil Storage Tank Records are being handled on a fee for service basis.

- By-law No. 5664, Appendix A, Schedule 1, Part 4 (a) and (b) Research Requests; <https://bylaws.vancouver.ca/5664c.PDF> (\$281 for research requests requiring up to a maximum of 2 hours of staff time; \$141 for each additional hour or part thereof beyond the two hours referred to in clause (a) above).
- Under s.3(1) of FIPPA, the Act does not apply to a record that is available for purchase by the public.

Please confirm if you would like to proceed and our office will send you an invoice under a separate file number.

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](mailto: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 (#04-1000-20-2021-277); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

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

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

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

Encl.

:ag



DATE ISSUED <b>APRIL 08, 2008</b>		PERMIT TYPE <b>ELECTRICAL PERMIT</b>		PERMIT NUMBER <b>P EL 517781</b>	
LEGAL DESCRIPTION <b>LT 32 BLK 14 DL 668 TO 670 PLAN 1369</b>				ADDRESS <b>5205 ROSS ST</b>	
ADDITIONAL ADDRESS INFORMATION				SPECIFICS	
APPLICATION DATE <b>APR 08, 2008</b>	PURPOSE	PROJECT VALUE <b>\$2,500</b>	ASSESSED VALUE	PLANS <b>NO</b>	PLACE NAME
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE	
APPLICANT <b>CONTRACTOR QUALITY ELECTRIC LTD A/R: JERRY CHEN 2029 E 13TH AV VANCOUVER BC V5N 2C5</b>				CONTACT 2 <b>PROPERTY OWNER s.22(1) 5205 ROSS ST VANCOUVER BC</b>	
CONTACT 3		COORDINATE <b>221-735-21-0000</b>			
TEL 604-644-3648	BUS. LICENSE 28353	TEL 604-327-1736	BUS. LICENSE	TEL	BUS. LICENSE
FAX 604-872-4308	CERTIFICATE 25591	FAX	CERTIFICATE	FAX	CERTIFICATE

**PROJECT DESCRIPTION:**

**RECONNECT AS PER CI..... DUE TO ILLEGAL GROW OPERATION.  
RECONNECTION SUBJECT TO ALL ENFORCEMENT REQUIREMENTS BEING SATISFIED.**

**NOTE: INSPECTOR IS CHAD BAPTISTE, TO CONTACT HIM, CALL DURING THE  
HOURS OF 8:30AM TO 9:15AM. HIS PHONE NUMBER IS 604-873-7485.**

**PERMIT CONDITIONS AND NOTES:**

001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.

ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW.

THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW.

All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA.

All trainees shall carry at least a copy of their training agreement in accordance with the ITAA requirements. Supervision ratio under this permit shall conform to the requirements of Section 12 of the BC Electrical Safety Regulations.

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
<i>Gen test OK April 16/08 BJ</i>		<i>Hydro May 14/08 BJ</i>						
<i>Re April 17/08 BJ</i>						<b>990 FINAL INSPECTION</b>		<i>08/06/08 CS</i>
GENERAL USE D30 ONE-FAM DWELLING	SPECIFICS/LOCATION GROW OP	AREA (SF) C	OCC C	GENERAL USE D30 ONE-FAM DWELLING	SPECIFICS/LOCATION ACG ACC GARAGE	AREA (SF) 270.0	OCC C	
ITEM 1001 NEW SERVICE 1004 MAIN DIST/EL ROOM 1006 GROUNDING/BONDING	SPECIFICS/REFERENCE 120	QTY/AMT 100 AMP		ITEM 1010 BRANCH/APPL CTS 1016 FITTINGS/FIXTURES	SPECIFICS/REFERENCE	QTY/AMT		
RELATED PERMITS: DB427417 ALTER 5205 ROSS ST								
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : E190 GROW-OP ELEC INSP CHAD BAPTISTE 604-873-7485								
PROCESSED BY: APPLICATION TAKEN BY H KHAN. PERMIT ISSUED BY H KHAN.								

**COMMENTS :**

FINAL CERTIFICATE REQUESTED?  
FINAL CERTIFICATE NUMBER  
DATE ISSUED  
ISSUED BY  
PHONED BC HYDRO  
ORDER NUMBER

(CONTINUED)

RE-INSPECTIONS

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	GROW OPERATIONS
400 ELECTRICAL FEE	208.90			ATTENTION	GROW-OP ELEC INSP
				REASON	PERMIT INSPECTION
				GROUP	76 : GROW-OP ELEC INSP
				DISTRICT	90 : CHAD BAPTISTE 7485
INVOICE: 506496		TOTAL		\$208.90	

**INSPECTOR COPY**

City of Vancouver - FOI 2021-270 Page 1 of 2



DATE ISSUED <b>APRIL 08, 2008</b>		PERMIT TYPE <b>ELECTRICAL PERMIT</b>				PERMIT NUMBER <b>P EL 517781</b>	
LEGAL DESCRIPTION <b>LT 32 BLK 14 DL 668 TO 670 PLAN 1369</b>						ADDRESS <b>5205 ROSS ST</b>	
ADDITIONAL ADDRESS INFORMATION						SPECIFICS	
APPLICATION DATE <b>APR 08, 2008</b>	PURPOSE	PROJECT VALUE <b>\$2,500</b>	ASSESSED VALUE	PLANS	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT <b>CONTRACTOR QUALITY ELECTRIC LTD A/R: JERRY CHEN 2029 E 13TH AV VANCOUVER BC V5N 2C5</b>						CONTACT 2 <b>PROPERTY OWNER s.22(1) 5205 ROSS ST VANCOUVER BC</b>	
CONTACT 3						CO-ORDINATE <b>221-735-21-0000</b>	
TEL 604-644-3648 FAX 604-872-4308	BUS. LICENSE <b>28353</b> CERTIFICATE <b>25591</b>	TEL 604-327-1736 FAX	BUS. LICENSE CERTIFICATE	TEL FAX	BUS. LICENSE CERTIFICATE		

**ADDITIONAL NOTES:**  
901 VBBL change requires carbon monoxide detectors in residences. Refer to COV Bulletin 2007-007-BU/EL for details.

COMMENTS :		FINAL CERTIFICATE REQUESTED?		RE-INSPECTIONS	1
		FINAL CERTIFICATE NUMBER			2
		DATE ISSUED			3
		ISSUED BY			4
		PHONED BC HYDRO			5
		ORDER NUMBER			6
FEE <b>400 ELECTRICAL FEE</b>	AMOUNT <b>208.90</b>	FEE	AMOUNT	DEPARTMENT <b>GROW OPERATIONS</b>	
				ATTENTION <b>GROW-OP ELEC INSP</b>	
				REASON <b>PERMIT INSPECTION</b>	
				GROUP <b>76 : GROW-OP ELEC INSP</b>	
INVOICE : 506496		TOTAL <b>\$208.90</b>		DISTRICT <b>90 : CHAD BAPTISTE 7485</b>	







**ELECTRICAL CONTRACTOR'S DECLARATION**  
of compliance re: Section 19(6)(b) of the BC Electrical Safety Regulation

- Notes: 1) This Declaration is not intended to substitute a request for an inspection required by Section 6.6 of the Vancouver Electrical By-law.  
2) This Declaration shall be used when specifically authorized by the City Electrician.

**A. Installation (if faxing this document, please PRINT clearly)**

Electrical Permit Number:	517781
Installation Name:	-
Address:	5205 ROSS ST

**B. Registered Electrical Contractor:**

Registered electrical contractor (EC) name (please print):	QUALITY ELECTRIC LTD		
Registration Number:	25591	Telephone:	604 644-3648
		Fax:	604 872-4308

**C. Declaration: To the City of Vancouver (and power supply authority if required)**

Field Safety Representative. (FSR) Number:		25331		Class:		B	
I <u>JERRY CHEN</u> a registered FSR for the above contractor ensures the regulated work under the above mentioned permit complies with the requirements of the Safety Standard Act and Regulations and City of Vancouver Electrical By-law.							
FSR Signature:				Date: YYYY MM DD			
				2008 106 05			
<input type="checkbox"/> Work in progress <input checked="" type="checkbox"/> All Work is Complete <input type="checkbox"/> Occupancy <input type="checkbox"/> Installation is safe							
<input type="checkbox"/> Rough wiring progress    YYYY MM DD							
<input type="checkbox"/> Rough wiring is covered on (date):    /    /							
<input type="checkbox"/> Complete <input type="checkbox"/> Partial (specify area)							
<input type="checkbox"/> Slab <input type="checkbox"/> Ufer ground <input type="checkbox"/> Underground							
<input checked="" type="checkbox"/> Electrical installation is ready for the service connection to the BC Hydro as indicated:							
<input checked="" type="checkbox"/> New Service <input type="checkbox"/> Temporary construction service							
<input type="checkbox"/> Service Repair <input type="checkbox"/> Service Change    From:    To:							
Type of Ground Electrode <input type="checkbox"/> Rods <input type="checkbox"/> Ufer <input type="checkbox"/> Plate <input type="checkbox"/> Other -describe							
Service Characteristics		Voltage (line to line)		AMPS		Number of Phases	
		120/240		100 A		1 0	
		V				3	
<input type="checkbox"/> Non compliance    YYYY MM DD							
as indicated in the COI    /    /    have been corrected    /    /							
(corrected date)							
Remarks by the electrical contractor:							
<input checked="" type="checkbox"/> Accepted by the City Electrician (DEI's <u>CHAD BARTIS</u> name and signature    YYYY MM DD							
2008 106 06							





IR N<sup>o</sup> 377598

EN041349

Property Address <b>5205 Ross</b>		Date of Inspection <b>JAN 2/08</b>	
Name and Address of Property Owner/Agent <b>s.22(1)</b>		Specifics of Property Address	Permit No. <b>IA 407840</b>
Contractor		Number of Storeys	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>1FD</b>
Contractor's Business Address	Contractor's Business Licence Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>VAC 2FD</b>	
Reason for Inspection <b>GROW RENOVATION</b> <b>UT/SM/20/LI.</b>			

**Met on site with contractor;**  
**s.22(1)**

**Rectify o/s violations as per**  
**CI#2030.**

**REC: Refer to connect branch for A/A.**

**OLD PLANS ON FILE, DBI TO DETERMINE**  
**IF NEW PLANS ARE REQUIRED.**

Date Report Made <b>JAN 2/08</b>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	<b>S. KELLAND</b> Property Use Insp: <b>Dist Not</b> Inspector's Name 
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For Office Use Only	<input checked="" type="checkbox"/> File <input type="checkbox"/> Copy to <input type="checkbox"/> Refer to <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <b>E</b>	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> attention in _____ days if no 
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IR N<sup>o</sup> 377598

EN041349

Property Address <b>5205 Ross</b>		Date of Inspection <b>JAN 2/08</b>	
Name and Address of Property Owner/Agent <b>s.22(1)</b>		Specifics of Property Address	Permit No. <b>IA 407840</b>
Contractor		Number of Storeys	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>1FD</b>
Contractor's Business Address	Contractor's Business Licence Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <b>VAC 2FD</b>	
Reason for Inspection <b>GROW RENOVATION</b>		<b>UT/SM/2D/LI.</b>	

**Met on site with contractor;**

**s.22(1)**

**Rectify o/s violations as per CI#2030.**

**REC: Refer to connect branch for A/A.**

**OLD PLANS ON FILE, DOE TO DETERMINE IF NEW PLANS ARE REQUIRED.**

Date Report Made <b>JAN 2/08</b>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	<b>S. KELLAND</b> Property Use Insp: <b>Dist Not</b> Inspector's Name 
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For Office Use Only	<input checked="" type="checkbox"/> File <input type="checkbox"/> Copy to <input type="checkbox"/> Refer to <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <b>E</b>	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> attention in _____ days if no 
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IR № 378532

EN 041349.

Property Address 5205 ROSS ST.		Date of Inspection APRIL 29/08.	
Name and Address of Property Owner/Agent s.22(1)		Specifics of Property Address	Permit No. 1A407840
Contractor ACHILLES.		Number of Storeys 1+BSMT	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> IFD
Contractor's Business Address	Contractor's Business Licence Account No. RS-1	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> IFD.	
Reason for Inspection RE-CHECK - GROW-UP.			

INSPECTION TODAY SHOWED THAT ALL DEFICIENCIES AS REPORTED IN C12030 HAVE BEEN RECTIFIED.

CLEAR FROM FIELD.

FILE FOR INFO, CC TO CHARLENE CRANTON.

Date Report Made APRIL 29/08	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name D. MITCHELL	Signature
---------------------------------	---	--	---------------------------------	-----------

For Office Use Only	
<input checked="" type="checkbox"/> File	<input type="checkbox"/> Recheck by Inspector in _____ days
<input type="checkbox"/> Copy to _____	<input type="checkbox"/> _____ attention in _____ days
<input type="checkbox"/> Refer to _____	if no _____
<input type="checkbox"/> _____	
<input type="checkbox"/> _____	





CITY OF VANCOUVER  
COMMUNITY SERVICES GROUP  
Licences and Inspections

## LEGAL NOTICE

# NOT SAFE TO OCCUPY

Date Posted: Oct 12 2007

Illegal Grow Op at: 5205 Ross St  
Vancouver, BC

You are hereby ordered that the above noted building or portion thereof shall **NOT BE OCCUPIED** until it is in conformance with the City By-Laws.

CITY BUILDING INSPECTOR

Per: Det/CST 2273

No Work (repairs or painting) is permitted prior to inspection by City Staff.  
No Person shall remove or in any way tamper with this Notice









# SPECIAL INSPECTION FOR RE-OCCUPANCY OF GROW OPERATIONS CI 8573

Property Address: <u>5205 Ross st</u>	Date: <u>Jan 2/08</u>
Specifics:	Storeys: <u>2</u>
Approved Use: <u>SFD</u>	Present Use: <u>SFD</u>
Name/Address Property Owner/Agent: <u>S.22(1)</u>	IA#: <u>407840</u>

Hydro Connected ☐ Y ☒ N BC Gas Locked Off ☒ Y ☐ N

Exterior		Y	N	Description/Location
Hand Rails	Acceptable	✓		replace rotten at rear stairs
Guard Rails	Acceptable	✓		repair climbable guards
Stairs	Acceptable	✓		replace rotten rear stairs

Y	N	Following deficiencies / to be rectified before occupancy is permitted
✓		Stairs to comply with Subsection 9.8.3
✓		Guard rails to comply with Subsection 9.8.8
✓		Hard wire smoke alarm to comply with Subsection 9.10.18
		Missing insulation to be repaired as per Subsection 9.25.2
		Insulation to be mechanically protected as per Subsection 9.25.23
✓		Deadbolt locks to comply with Article 9.6.8.3 and Article 3.3.1.12
✓		Hot water tank to be restrained as per Subsection 9.31.63
✓		Windows to be repaired as per Subsection 9.7.2
✓		Interior walls to be repaired as per Section 9.29
✓		Hand rails to be installed as per Subsection 9.8.7
✓		Remove or legalize unauthorized kitchen

- 1 - repair broken doors + frames
- 2 - install carbon monoxide detector
- 3 - repair all damaged wall + ceiling finish
- 4 - correct kitchen exhaust
- 5 - remove security bars from windows
- 6 - remove basement kitchen
- 7 - plan to be submitted prior to permit
- 8 - install handrails on all stairs
- 9 - move laundry to heated space
- 10 - gain approval for all additions i.e. rear yard or remove (garage + rooms to the north and above deck)

Building Permit Required ☒ Y ☐ N Plans Required ☒ Y ☐ N Grow Op Building Inspector

Refer To:

GLADYS G.

Supervisor

[Signature]  
[Signature]



PERMIT NUMBER EL 512781
IA
DATE 2008 / 04 / 16 YY MM DD

## CERTIFICATE OF ELECTRICAL INSPECTION

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

ELECTRICAL CONTRACTOR / OWNER <i>Quality Electric Ltd.</i>				ADDRESS <i>5205 Ross St.</i>			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input checked="" type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS			
INSPECTOR <i>Bryan Teyue</i>				OFFICE HOURS <i>8:30-9:15 AM</i> / 1:00-1:45 PM			
PHONE # (604) 873-7601 FAX# (604) 873-7100				INSPECTOR <i>B. Teyue</i>			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE <i>120/240 V 100 A 3-w 1 Ph</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	PERMIT POSTED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	DISTRIBUTION / EL. ROOM / PNL BOARD SUBSERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14	AUTHORIZATION FORM RCVD / POSTED	<input type="checkbox"/>	<input type="checkbox"/>
3	GROUNDING <i>#6 Plate</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15	WIRING OK TO COVER	<input type="checkbox"/>	<input type="checkbox"/>
4	BONDING <i>#3 to Gas &amp; Water</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16	OK TO ENERGIZE <i>As Noted</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	BRANCH / APPL. CCTS. <i>As Noted</i>	<input type="checkbox"/>	<input type="checkbox"/>	17	CONDUIT / RACEWAYS - ACCEPTED	<input type="checkbox"/>	<input type="checkbox"/>
6	TRANSFORMER KVA CAPCTR. KVAR	<input type="checkbox"/>	<input type="checkbox"/>	18	EL. PERMIT / CLEARED FOR OCC.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	MOTOR CCTS. / GENERATOR	<input type="checkbox"/>	<input type="checkbox"/>	19	FINAL ACCEPTED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	HEATING CCTS.	<input type="checkbox"/>	<input type="checkbox"/>				
9	FIXTURES & FITTINGS	<input type="checkbox"/>	<input type="checkbox"/>				
10	LIFE SAFETY SYSTEMS	<input type="checkbox"/>	<input type="checkbox"/>				
11	SECURITY WIRING / EXTRA LOW VOLTAGE	<input type="checkbox"/>	<input type="checkbox"/>				
12	OTHER (SEE REMARKS)	<input type="checkbox"/>	<input type="checkbox"/>				

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

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
①	<i>Class 5 Pole on Property su Corner of Lot.</i>	
①	<i>1m Clearance above Road with Mast</i>	<input checked="" type="checkbox"/>
③	<i>Relocate Furrer Switch to Outside Area &amp; Identify It</i>	
⑬	<i>Subject to Occupancy Approval</i>	
	<i>Generator Test OK</i>	<input checked="" type="checkbox"/>
	<i>Require a CAF on Final after Hydro is Connected.</i>	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File \_\_\_\_\_  
Referred \_\_\_\_\_  
Supervisor \_\_\_\_\_





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

---

**PLEASE REFER TO:**  
Mr. E. Neufeld  
Manager,  
Building Inspections Branch  
at 604.873.7560

January 14, 2008

**s.22(1)**

5205 Ross Street  
Vancouver, BC  
V5W 3K8

Dear Sir/Madam:

**RE: 5205 Ross Street - Special Inspection No. IA407840**

The results of our co ordinated inspection of your building at the above location to determine the by law requirements for re occupancy are as follows:

**Building By law:**

1. See attached Certificate of Inspection (Building) #CI 8573 for deficiencies and required work.
2. Note also that the inspection revealed that a dwelling unit has been constructed in the basement without permit or approval. For details on applying for the required permit, contact the Secondary Suite Program at 604.873.7955.
3. Also the carport has been enclosed and a sundeck has been constructed over the carport roof without permits or approval. For details on applying for the required permits, contact the Enquiry Centre at 604.873.7611.

**Plumbing\Gas By law:**

**Plumbing**

1. See attached Certificate of Inspection (Plumbing/Gas) #CI 2733 for deficiencies and required work.

**Note that a licensed plumbing contractor must obtain a permit to correct the plumbing**



deficiencies.

- 2 -

#### *Gas*

1. See attached Certificate of Inspection (Plumbing/Gas) #CI 2733 for deficiencies and required work.

**Note that a licensed gas contractor must obtain a permit to correct the gas deficiencies and the re connection of gas. A Gas Installation Test Certificate is required from the Gas Fitter.**

#### **Electrical By law:**

1. See attached Certificate of Electrical Inspection #CI 0609910 for deficiencies and required work.

**Note that a licensed electrical contractor must obtain a permit to correct the electrical deficiencies and the smoke alarms. Re connection of electrical services will not be approved by this department until confirmation has been received that all by law violations in the building have been corrected.**

#### **Untidy By law:**

1. See attached Certificate of Inspection (Property Use) #CI 2030 for deficiencies and required work.

#### **Standards of Maintenance By law:**

1. See attached Certificate of Inspection (Property Use) #CI 2030 for deficiencies and required work.

#### **Zoning and Development By law:** Per Certificate of Inspection #CI 2030:

1. The inspection revealed that a dwelling unit has been constructed in the basement without permit or approval. For details on applying for the required permit, contact the Secondary Suite Program at 604.873.7955.
2. Also the carport has been enclosed and a sundeck has been constructed over the carport roof without permits or approval. For details on applying for the required permits, contact the Enquiry Centre at 604.873.7611.

#### **License By law:**



A 2008 Vancouver Business License must be obtained prior to the rental of this approved one family dwelling.

- 3 -

**Other requirements:**

**You must contact the Property Use Inspector for re inspection** after the Untidy, Standards of Maintenance and Zoning and Development By law deficiencies have been completed. The Property Use Inspector, Darren Mitchell, can be reached at 604.871.6432 between 3:30 - 4:30 P.M.

Please ensure your contractors contact the building, plumbing/gas and electrical inspectors for re inspection. Once the above violations have been corrected and all inspection approvals have been obtained, re occupancy approval will be issued.

Please note that moulds may exist as a result of the grow op activity in your building and a thorough cleaning of the building is required. Following your clean up, we recommend that you obtain the services of a qualified environmental consultant to determine the effectiveness of the clean up.

**Note:** You **may not** re occupy this building until a **Re occupancy Permit** has been issued.

**The fee for a Re occupancy Permit is \$128.00.**

**In order to speed up issuance of the Re occupancy Permit please return the completed Application for Re occupancy Permit as soon as possible.**

To apply for a Re occupancy Permit, you must

- 1) complete the enclosed Application for Re occupancy Permit (the highlighted areas) and
- 2) return the Application for Re occupancy Permit to:  
The Occupancy Clerk, Permits and Licenses Department  
Second Floor, East Wing, 2675 Yukon Street  
Vancouver, BC V5Y 3P9

**The City of Vancouver will not authorize gas or electrical re connection until all deficiencies have been corrected.**

Yours truly,



E. Neufeld for  
City Building Inspector  
City Electrician and Chief  
License Inspector

SC/gg

Enclosure

Copy: Occupancy Clerk



## CITY OF VANCOUVER

DATE ISSUED <b>APRIL 04, 2008</b>		PERMIT TYPE <b>PLUMBING PERMIT</b>				PERMIT NUMBER <b>P PL 448593</b>	
LEGAL DESCRIPTION LT 32 BLK 14 PL 1369 DL 668 TO 670. PLAN 1369						ADDRESS <b>5205 ROSS ST</b>	
ADDITIONAL ADDRESS INFORMATION						SPECIFICS	
APPLICATION DATE <b>APR 04, 2008</b>	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC <b>NO</b>	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT <b>CONTRACTOR</b> <b>SEA TO SKY PLBG &amp; HTG.</b> <b>4268 FRASER ST</b>  <b>VANCOUVER BC V5V 4G2</b>						CO-ORDINATE <b>221-735-21-0000</b>	
						CONTACT 3	
TEL 604-377-4319	BUS LICENSE 311999	TEL	BUS LICENSE	TEL	BUS LICENSE		
FAX 604-875-9780	CERTIFICATE 408985	FAX	CERTIFICATE	FAX	CERTIFICATE		

**PROJECT DESCRIPTION:**


THIS PERMIT IS BEING ISSUED UNDER A COORDINATED ENFORCEMENT ACTION AS PER INSPECTORS REPORT, CI2733.

## PERMIT CONDITIONS AND NOTES:

002 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO PART 7, PLUMBING SERVICES, OF DIVISION B OF THE VANCOUVER BUILDING BY-LAW.

GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC	GENERAL USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D30 ONE-FAM DWELLING			C				
RELATED PERMITS:	DB427417 ALTER	5205 ROSS ST		IA407840 GROW-OP	5205 ROSS ST		
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE	:	PI18	PLUMBING/GAS INSP	ED BAUMANN	604-873-7012		

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNATURE		
500 PLUMBING FIXTURES	128.00			DATE		
				ISSUED BY		E JEON...
				FOR THE		CHIEF BUILDING OFFICIAL
INVOICE: 506268		TOTAL			\$128.00	









# CERTIFICATE OF INSPECTION FOR GROW OPERATIONS (Plumbing/Gas) CI No 2733

Property Address: 5205 Ross St	Date: Jan 2 / 08
Specifics:	Storeys: 2
Approved Use:	Present Use: SFD
Name/Address Property Owner/Agent: s.22(1)	IA#: 407840

Plumbing	OK	REJ	Description/Location
T&P Valve	/		
Vacuum Relief	/		
Drains/Vents		/	To Code
Fixtures		/	To Code
Hose Bib Vacuum Breakers Required			
Kitchen Sink 'S' Trapped			
Remove Kitchen Sink + Plumbing on Outside wall			

Gas	OK	REJ	Description/Location
Gas Piping		/	Pressure test Required
Comb/Vent Air		/	Confirm
Air Test		/	Inspector to Witness
Appliances		/	Ensure Safe Working Order (Insp to Witness)
In Safe Condition			Meter Locked Off <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Power Disconnected <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Building Vacant <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Chimney to be Certified in Safe Operating Condition or Provide Liner			
Provide Access to Attic			

**Sprinkler**

☐ Special Sprinkler Permit required to verify safe operation of sprinkler system

N/A

**The following deficiencies / are to be rectified before occupancy is permitted**

<input checked="" type="checkbox"/> Repair Chimney and Flue	<input checked="" type="checkbox"/> Licensed Contractor to Clean and Service Furnace/Boiler
<input checked="" type="checkbox"/> Supply Passive Combustion Air to Central Heating Appliance	<input checked="" type="checkbox"/> Gas Test Certificate Required
<input checked="" type="checkbox"/> Seismically Restrain Water Heater	<input type="checkbox"/> Pipe Water Heater T&P Relief Valve Drain to a Safe Location

Install: In Accordance With ☒ Plumbing By-law ☒ Gas Code

No P Trap on Laundry Sink



# CITY OF VANCOUVER

DATE ISSUED <b>APRIL 04, 2008</b>		PERMIT TYPE <b>GAS FITTING PERMIT</b>				PERMIT NUMBER <b>P GA 443498</b>	
LEGAL DESCRIPTION LT 32 BLK 14 PL 1369 DL 668 TO 670. PLAN 1369					ADDRESS <b>5205 ROSS ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE <b>APR 04, 2008</b>	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES			<b>NO</b>	SUBTYPE	
APPLICANT <b>CONTRACTOR SEA TO SKY PLBG &amp; HTG. 4268 FRASER ST  VANCOUVER BC V5V 4G2</b>					CONTACT 2		
					CONTACT 3		
TEL 604-377-4319	BUS LICENSE 311999	TEL	BUS LICENSE	TEL	BUS LICENSE		
FAX 604-875-9780	CERTIFICATE 408985	FAX	CERTIFICATE	FAX	CERTIFICATE		
PROJECT DESCRIPTION:							
THIS PERMIT IS BEING ISSUED UNDER A COORDINATED ENFORCEMENT ACTION AS PER INSPECTORS REPORT, CI2733.							
PERMIT CONDITIONS AND NOTES:							
001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE GAS BY-LAW.							
GENERAL USE		SPECIFICS/LOCATION		AREA (SF)	OCC	GENERAL USE	
D30 ONE-FAM DWELLING					C		
RELATED PERMITS: DB427417 ALTER		5205 ROSS ST		IA407840 GROW-OP		5205 ROSS ST	
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :				PI18	PLUMBING/GAS INSP	ED BAUMANN	604-873-7012
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.							
FEE	AMOUNT	FEE	AMOUNT	SIGNATURE			
550 GAS (DOMESTIC)	134.00			DATE			
				ISSUED BY			
INVOICE: 506265				TOTAL	\$134.00	FOR THE	
						GAS INSPECTOR	

PSD200.01 REVISED FEB/08





# CERTIFICATE OF INSPECTION FOR GROW OPERATIONS (Property Use) CI № 2030

Property Address: <b>5205 Ross</b>	Date: <b>JAN 2/08.</b>
Specifics:	Storeys: <b>1+B.</b>
Approved Use: <b>1FD.</b>	Zone: <b>RS-1.</b>
Name/Address Property Owner/Agent: <b>S.22(1)</b>	Present Use: <b>VAC 2FD.</b>
	IA#: <b>407840.</b>
	EN#: <b>041349</b>

## BY-LAWS

### DEFICIENCIES TO BE RECTIFIED BEFORE OCCUPANCY IS PERMITTED

Untidy Premises	By-law No. 4548
Debris	<b>CLEAN YARDS OF LEAVES / TREE BRANCHES AND NEWSPAPER LITTER.</b>
Overgrowth	<b>OK.</b>

Standards of Maintenance	By-law No. 5462
Exterior	<b>- REPAIR / REPLACE REAR FENCE</b>
	<b>REPAIR / REPLACE FRONT DOOR FRAME.</b>
	<b>- REPAIR / REPLACE REAR STAIRS (NOT)</b>
Interior	<b>- REPAIR / REPLACE GARAGE DOOR (PASSAGE)</b>
	<b>REPAIR ALL HOLES IN WALLS</b>
	<b>CEILING'S + FLOORS + REPAIR</b>
	<b>INTERIOR WALLS AS REQUIRED</b>
	<b>(NOTE - BSMT IN NEED OF REPAIRING)</b>

Zoning and Development	By-law No. 3575
Occupancy	<b>BLDG APPROVED AS A 1FD.</b>
	<b>REMOVE BSMT KITCHEN OR</b>
	<b>APPLY FOR SEL. SUITE.</b>
Other	<b>RESTORE GARAGE TO OPEN CARPORT</b>
	<b>OR APPLY FOR PERMIT.</b>
	<b>- REMOVE SUNDECK FROM GARAGE ROOF.</b>

License	By-law No. 4450
License #	<b>BUSINESS LICENSE REQUIRED IF RENTAL</b>

\* OLD RANSON FIVE, DBI TO DETERMINE IF NEW PLANS ARE REQUIRED. (604) 506-4340 c.

Permits Required: ☐ Development ☐ Secondary Suite ☐ Other ☒ District Inspector

Route To: ☐ File ☒ Bylaw Admin ☐ Other ☒ Property Use Insp. ☐ Dist Insp. ☒ Supervisor





# Property Use Inspection Report

Page 1 of 1

IR Number	UI 37016	EN Number	EN 048322	Date of Inspection (yyyy/mm/dd)	2008/10/10
Main Address	5205 ROSS ST			Specifics and/or Suite #	
Secondary Address					
Tenant					
Owner	s.22(1) 5205 ROSS ST VANCOUVER BC V5W 3K8			Number of Storeys	1 + BSMT
				Permit Number	DB427417 OC431282
Agent	s.22(1)			Approved Use of Building/Land	1FD
District Zone	RS-1			Present Use of Building/Land	1FD - VACANT
Business License	NONE				

Reason for Inspection REFERRAL: GROW-OP OCCUPANCY  
ROUTINE: ZONING & DEVELOPMENT

#### Narrative/Observations

TODAY'S INSPECTION AT APPROX 12 NOON REVEALED THE FOLLOWING:

THERE IS AN APPROX 16' X 4' UNAUTHORIZED FRONT (EAST) DECK, AND AN APPROX 7' X 8' ENCLOSURE UNDER THE REAR (WEST) DECK, BOTH CONSTRUCTED WITHOUT PERMITS.

#### Requirements

VIOLATION OF THE ZONING & DEVELOPMENT BY-LAW.

#### Recommendations

SEND 30-DAY ORDER TO R/O,  
CC TO DPUI SYD KELLAND.

Photos	Yes	Digital	No
Taken?		Regular	

Date Report Made: October 14, 2008

Darren Mitchell  
Inspector's Name

#### For Manager or Supervisor Use Only

File: Approval / Use ☒ Enforcement Project / Permit

FYA to: Cindy Frision 30 day Z & D order to the r/o

FYI to: Syd Kelland

Pam Kiselbach

Manager / Supervisor



# CITY OF VANCOUVER

(THIS IS NOT A PERMIT)

PERMIT TYPE		<b>SPECIAL INSPECTION APPLICATION</b>				APPLICATION NUMBER <b>A IA 407840</b>	
LEGAL DESCRIPTION LT 32 BLK 14 PL 1369 DL 668 TO 670. PLAN 1369					ADDRESS <b>5205 ROSS ST</b>		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE DEC 05, 2007	PURPOSE <b>GROW-OP</b>	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES			SUBTYPE		
APPLICANT <b>AGENT FOR OWNER</b> <b>s.22(1)</b>					CONTACT 2 <b>PROPERTY OWNER</b> <b>s.22(1)</b>		
VANCOUVER					BC		
CONTACT 3	CO-ORDINATE 221-735-21-0000		CONTACT 3				
TEL 604-327-1736	BUS.LICENSE CERTIFICATE	TEL	BUS.LICENSE CERTIFICATE	TEL	BUS.LICENSE CERTIFICATE		
FAX		FAX		FAX			
<b>REASON FOR INSPECTION:</b>							
COORDINATED SPECIAL INSPECTION BY BUILDING, ELECTRICAL, PLUMBING AND PROPERTY USE INSPECTORS TO DETERMINE BY-LAW REQUIREMENTS IN ORDER FOR THIS BUILDING TO BE OCCUPIED.							
**ALL OF THE MATERIALS USED IN CONNECTION WITH THE GROW OPERATION MUST BE REMOVED FROM THE BUILDING BEFORE THE INSPECTION WILL BE CARRIED OUT**							
GENERAL USE D30 ONE-FAM DWELLING		SPECIFICS/LOCATION		AREA (SF)	OCC C	GENERAL USE	
CLEARANCES REQD DURING APPLICATION STAG INCLUDE				BI90	GROW-OP BLDG REVW	STEWART COWDELL	604-873-7881
				EI90	GROW-OP ELEC REVW	CHAD BAPTISTE	604-873-7485
				PI90	GROW-OP PLBG REVW	GREG SPANGBERG	604-873-7366
				FU90	GROW-OP PPTY REVW	DARREN MITCHELL	604-871-6432
<b>ADDITIONAL NOTES:</b>							
008 If the inspection and report takes more than one hour an additional fee of \$132.00 per hour is charged.							
009 The inspector will require access to the entire building. Please ensure that access is available.							
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.							
FEE		AMOUNT	FEE	AMOUNT	SIGNATURE		
353 GROW OP INSP BLDG		330.00					
413 GROW OP INSP ELEC		330.00					
543 GROW OP INSP PLBG		330.00					
INVOICE : 494163		TOTAL		\$990.00	FOR THE		
					DIRECTOR OF L & I		