

File No.: 04-1000-20-2022-047

May 26, 2022

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 January 28, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

All records regarding 4339, 4361, and 4387 Cambie Street and 506 West 27th Avenue including submissions, correspondence, proposals, and records regarding demolition, development, and construction. Date range: January 1, 2016 to January 27, 2022.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, 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 (#04-1000-20-2022-047); 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,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:ku

**311****Building Inspection Complaint**

Case number: 101008501345

Case created: 2016-10-04, 03:32:00 PM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Contact Details

Name: s.22(1)

Address: Vancouver,

Address2:

Phone: s.22(1)

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

- | | |
|---|---|
| 1. Type of Complaint: | Work Without Permit |
| 2. If Other, provide details: | |
| 3. If Work Without Permit selected, is there visible and active work being done? | No |
| 4. Describe complaint in detail (building type e.g. single family or multi-family dwelling, high-rise, commercial building; location and type of work): | <p>A 6" security fence has been illegally installed at the house of 506 W 27th Ave. The site is not secured and the house has been poorly secured and is unoccupied. This house is not scheduled for demo nor is there a development permit application in for this property.</p> <p>3-1-1 sent the report to Property Use but it was sent back with the reason:</p> <p>Please reallocate to Building Inspections as per Jennifer Holloway.</p> |
| 5. (Don't ask, just record - did caller indicate they want a call back?): | Yes |

Additional Details*Mike M*

As Of: Jan 28, 2022 15:56:54

Case File: CF-2016-000464: Closed

311 Case File Ref	
Brief Description	WWOP - SECURITY FENCE
Business License Number	
Completed Date	
Description	Case File CF-2016-000464: Closed (Vancouver Building By-law - WWOP - SECURITY FENCE) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Jennifer Holloway, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	
Relationship	
STR CD	
Violation Updated Date	

Notes

General Note (Unlocked) Oct.17/16 - Spoke with site manager, Mike at s.22(1) he will visit the site and

remedy any issues. Advised s.22(1) of this, he seemed satisfied that the site was being monitored.

Jan 28, 2022 15:57:01 j_LMS_CaseFile (ObjectId 37970363) Database: posprd (Last updated on Oct 17, 2016 13:24:41 by Jennifer Holloway, Property Use Inspector)

Processes

Assign Investigation (Completed on Oct 4, 2016 16:06:52 by Eric Mah with outcome "Assigned")

Perform Investigation (Completed on Oct 12, 2016 08:00:29 by Jennifer Holloway, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Vacant house is secure, owners have boarded up the doors and windows and a security fence has been installed. Yards are neat and tidy. No violations.

Mike (agent for owner) is continuing to monitor this site, s.22(1)

Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Document: 37970394

Investigator: Jennifer Holloway, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2



Building Inspection Complaint

Case number: 101009148308

Case created: 2017-02-15, 09:05:00 AM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Contact Details

Name: s.22(1)

Address: s.22(1) VANCOUVER, s.22(1)

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|----|--|--|
| 1. | Type of Complaint: | Other |
| 2. | If Other, provide details: | movement of 6" fence which was previously reported as being installed illegally and without permit |
| 3. | If Work Without Permit selected, is there visible and active work being done? | No |
| 4. | Describe complaint in detail (building type e.g. single family or multi-family dwelling, high-rise, commercial building; location and type of work): | Previous case was reported under 8501345 on October 4th, as requested by Jennifer Holloway in Property Use Inspections. Caller states prior to Christmas, she spoke to a female inspector in the lane of this property who advised her to call the city if she noticed any changes with this property. She states that the fence that was installed at this house has been moved and is now sticking out of place. Citizen however does not remember the name of the inspector who advised her to phone. |
| 5. | (Don't ask, just record - did caller indicate they want a call back?): | No |

Additional Details

As per previous file: A 6" security fence has been illegally installed at the house of 506 W 27th Ave. The site is not

secured and the house has been poorly secured and is unoccupied. This house is not scheduled for demo nor is there a development permit application in for this property. 3-1-1 sent the report to Property Use but it was sent back with the reason: Please reallocate to Building Inspections as per Jennifer Holloway.

Map and Photo

- no picture -

EN

FYA to:

FYI to:

As Of: Jan 28, 2022 15:57:49

Case File: CF-2017-002059: Closed

Brief Description	<p>movement of 6" fence which was previously reported as being installed illegally and without permit</p> <p>Previous case was reported under 8501345 on October 4th, as requested by Jennifer Holloway in Property Use Inspections. Caller states prior to Christmas, she spoke to an female inspector in the lane of this property who advised her to call the city if she noticed any changes with this property. She states that the fence that was installed at this house has been moved and is now sticking out of place. Citizen however does not remember the name of the inspector who advised her to phone.</p>
Business License Number	
Completed Date	
Description	<p>Case File CF-2017-002059: Closed (Vancouver Building By-law - movement of 6" fence which was previously reported as being installed illegally and without permit Previous case was reported under 8501345 on October 4th, as requested by Jennifer Holloway in Property Use Inspections. Caller states prior to Christmas, she spoke to an female inspector in the lane of this property who advised her to call the city if she noticed any changes with this property. She states that the fence that was installed at this house has been moved and is now sticking out of place. Citizen however does not remember the name of the inspector who advised her to phone.)</p> <p>506 W 27TH AVENUE, Vancouver, BC V5Z 2G2</p> <p>Mike McDiarmid, Building Inspections Supervisor</p>
dup_DefaultInvestigator	
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed

Parcel Owner is Defendant

N

Parent Job (Internal ID)

PRISM BU Permit Number

PRISM DB Permit Number

PRISM DE Permit Number

Jan 28, 2022 15:57:55

311 Case File Ref

j_LMS_CaseFile (ObjectId 44888180)

Database: posprd

Proposed Investigator (Proposed Assignee)

Reason for Case File

Relationship

STR CD

Violation Updated Date

Notes

General Note (Unlocked)

Looked all secure to me. Spoke to Mike at s.22(1), he works for the developer. He will go by to assure all doors and windows are secure.
(Last updated on Feb 21, 2017 10:13:54 by Bram Cowan, District Building Inspector)

Processes

Assign Investigation (Completed on Feb 17, 2017 13:29:53 by Mike McDiarmid, Building Inspections Supervisor with outcome "Assigned")

Perform Investigation (Completed on Feb 21, 2017 10:13:54 by Bram Cowan, District Building Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Original complaint has not been attached to the CF file. There is a six-foot blue rental site safety fence that has been installed around three sides of this property. The windows are boarded up. Property is owned by the developer.

I will need to follow up in the office tomorrow February 21.

Re-investigation Date

Route Order

Notes

General Note (Unlocked)

Feb 20th Looked all secure to me. Spoke to Mike at s.22(1), he works for the developer. He will go by to assure all doors and windows are secure.
(Last updated on Feb 21, 2017 10:13:54 by Bram Cowan, District Building Inspector)

Assignments

Bram Cowan, District Building Inspector

Relationships

Document: 45052730

Investigator: Mike McDiarmid, Building Inspections Supervisor

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2









REGISTERED AND REGULAR MAIL

ORDER

PLEASE REFER TO:

Mr. A. Marrocco,
Property Use Inspector
at 604.873.7176
8:30 - 10:00am
angelo.marrocco@vancouver.ca
CF-2017-007455

June 30, 2017

Prarda Developments Corporation
835 Eyremount Drive
West Vancouver, BC
V7S 2A8

Dear Sir/Madam:

RE: 506 West 27th Avenue

On June 19, 2017, the Property Use Inspector carried out an inspection of your property at the above location and reported that the grass/weeds are overgrown and not in keeping with the neighbourhood, in violation of the Untidy Premises By-law, as follows:

- Front and rear yards are overgrown up to 2ft in spaces..

Furthermore, there may be debris and discarded items that are covered by the overgrowth and therefore not visible at the time of the inspection.

Therefore, pursuant to Section 6 of the Untidy Premises By-law, you are **ORDERED TO** cut the overgrown grass/weeds and remove any debris or discarded materials, on or before **JULY 14, 2017**, and to thereafter maintain the site in a tidy condition.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 6(2) of the Untidy Premises By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection.

For your information, the average cost for this type of work is currently up to \$3,000.00.

Note that if you have contracted to sell your property or are in the process of doing so, you are advised to disclose the contents of this Order to the realtor(s), agent(s), and prospective purchaser(s).

Please be advised that City Inspectors and crews are authorized to enter onto a site for the purpose of enforcing this by-law. Gates and/or entry ways that are locked are subject to having the lock cut off and removed in order to permit access.

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

Yours truly,

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

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

AM/em

Copy: Posted on Site

As Of: Jan 28, 2022 15:58:20

Case File: CF-2017-007455: Closed

311 Case File Ref	
Brief Description	Untidy - Overgrown Grass
Business License Number	
Completed Date	
Description	Case File CF-2017-007455: Closed (Untidy Premises By-law - Untidy - Overgrown Grass) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Angelo Marrocco, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	
Relationship	
STR CD	
Violation Updated Date	Jul 25, 2017 09:02:09

Notes

General Note (Unlocked)

July 17/17: s.22(1) new contact - s.22(1) message left on phone - to call back if not will send out contractor for O/G grass clean up.
(Last updated on Jul 18, 2017 09:32:03 by Angelo Marrocco, Property Use Inspector)

Processes

Assign Investigation (Completed on Jun 20, 2017 13:15:17 by Angelo Marrocco, Property Use Inspector with outcome "Assigned")

Perform Investigation (Completed on Jun 20, 2017 13:18:09 by Angelo Marrocco, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Angelo Marrocco, Property Use Inspector

Relationships

Violations: VI-2017-02642

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

June 19/17: Inspection today revealed that the front and rear yards are over grown, up to 2 ft in spaces and this is not in keeping with the look of the immediate neighbourhood. Photos taken.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Jul 24, 2017 00:00:00

Resolve By Date

Result

Special Instructions

Violation Date

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Send Notification (Completed on Jun 30, 2017 10:28:34 by Eric Mah with outcome "Order Sent")

Actual Start Date

Comments

Date Completed

Description

Follow-up Investigation Date

Outcome

Route Order

Scheduled Complete Date

Scheduled Start Date

Staff Assigned Id List

Assignments

Eric Mah

Relationships

Shadow Process: 51013509

Referenced ObjectId

Perform Investigation (Completed on Jul 18, 2017 09:32:03 by Angelo Marrocco, Property Use Inspector with outcome "Extend Grace Period")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Angelo Marrocco, Property Use Inspector

Corrected

14 day U/T Order to R/O

Jun 19, 2017 00:00:00

Jun 30, 2017 10:28:34

Untidy

Jul 4, 2017 00:00:00

Order Sent

Jun 20, 2017 13:18:09

51013507

O/G

July 17/17: Jessie - new contact - s.22(1) message left on phone - to call back if not will send out contractor for clean up.

Jul 19, 2017 00:00:00

Relationships

Violations: VI-2017-02642

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

June 19/17: Inspection today revealed that the front and rear yards are over grown, up to 2 ft in spaces and this is not in keeping with the look of the immediate neighbourhood. Photos taken.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Jul 24, 2017 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

14 day U/T Order to R/O

Violation Date

Jun 19, 2017 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Perform Investigation (Completed on Jul 25, 2017 09:02:19 by Angelo Marrocco, Property Use Inspector with outcome "Infraction(s) Cleared")

Additional Instructions

Comments

Description

Grass cut, Infraction cleared.

Findings

Re-investigation Date

Route Order

Assignments

Angelo Marrocco, Property Use Inspector

Relationships

Violations: VI-2017-02642

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

June 19/17: Inspection today revealed that the front and rear yards are over grown, up to 2 ft in spaces and this is not in keeping with the look of the immediate neighbourhood. Photos taken.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Jul 24, 2017 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

14 day U/T Order to R/O

Violation Date

Jun 19, 2017 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Relationships

Document: 51014031

Document: 51014032

Document: 51014033

Document: 51014034

Document: 51559650

Investigator: Angelo Marrocco, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2

Violation: VI-2017-02642

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

June 19/17: Inspection today revealed that the front and rear yards are over grown, up to 2 ft in spaces and this is not in keeping with the look of the immediate neighbourhood. Photos taken.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Jul 24, 2017 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

14 day U/T Order to R/O

Violation Date

Jun 19, 2017 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548



City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1

INVOICE

DATE: 2018/12/11
To: PRADA DEVELOPMENTS CORPORATION
835 EYREMOUNT DR
WEST VANCOUVER BC V7S 2A8
CANADA

INVOICE NO: 0018211184
ACCOUNT NO: 0000000301
YOUR REFERENCE:
OUR REFERENCE: P&L#1174404

DETAILS	AMOUNT
RE: 506 W. 27TH AVENUE PID: 007-090-536 CF-2018-008963	\$ 639.00

IN ACCORDANCE WITH ARTICLE 1.5.3.5. OF DIVISION C OF THE BUILDING BY-LAW, THE CITY TOOK IMMEDIATE MEASURES TO SECURE AND BOARD UP OPEN PORTIONS (DOORS/WINDOWS) OF THE VACANT BUILDING/ACCESSORY BUILDING AT THE ABOVE LOCATION ON AUGUST 7, 2018, IN ORDER TO PREVENT PUBLIC ACCESS TO THE BUILDINGS AND AVOID AN IMMINENT RISK OF ACCIDENT OR FIRE. IN ACCORDANCE WITH ARTICLE 1.5.3.6. OF DIVISION C OF THIS BY-LAW, THE PROPERTY OWNER IS RESPONSIBLE FOR THE COSTS INCURRED IN PERFORMING THIS WORK.

NOTE: IF YOU ARE SELLING THE ABOVE-CITED PROPERTY, YOU SHOULD DISCLOSE THE CONTENTS OF THIS INVOICE TO THE PROSPECTIVE PURCHASER AND THEIR REPRESENTATIVES.

NOTE: IF THIS INVOICE REMAINS UNPAID AFTER JANUARY 10, 2019 THE AMOUNT OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE CHARGED BY THE PROPERTY TAX OFFICE.

FOR QUESTIONS, PLEASE EMAIL AR.INQUIRY@VANCOUVER.CA

Total Before Taxes	\$	639.00
P.S.T.	\$	0.00
*G.S.T.	\$	31.95
Total Amount Payable	\$	670.95

Payment of this invoice is NOW DUE

G.S.T. NUMBER R121361042

THE CITY OF VANCOUVER CHARGES A \$35 ADMINISTRATIVE FEE FOR ANY DISHONOURD CHEQUE

REMITTANCE STUB

(*** PLEASE INCLUDE WITH PAYMENT & WRITE INVOICE # ON CHEQUE ***)

CITY OF VANCOUVER

MAIL CHEQUE TO

City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1

PAY BY CASH, CHEQUE OR DEBIT AT CITY HALL:
453 West 12th Ave, Vancouver, BC V5Y 1V4
(Credit Cards Are Not Accepted At This Time)

INVOICE No: 0018211184

DATE: 2018/12/11

TOTAL PAYABLE: \$670.95

PRADA DEVELOPMENTS CORPORATION

City of Vancouver

INVOICE REQUEST

Subject Address	506 W. 27TH AVENUE			Date	November 22, 2018	
Customer Name	PRADA DEVELOPMENTS CORPORATION			Customer Number	301	
Attention						
Address	835 EYREMOUNT DRIVE					
City	WEST VANCOUVER					
Province	BC			Your Reference		
Postal Code	V7S 2A8					
Country	CANADA			Contractor Invoice	1174404	

GL Code (Cost Element)	Amount	Tax Code	Tax Jurisdiction	Cost Centre	Order Number or WBS	Business Area
430070	\$639.00	IG	GFPN		40007462	9200
TEXT	RE: L & I BOARDING UP THE PREMISES AT 506 W. 27TH AVENUE					

GL Code (Cost Element)	Amount	Tax Code	Tax Jurisdiction	Cost Centre	Order Number or WBS	Business Area
430070		IB	GFPN		40007462	9200
TEXT	RE: ITEMS/SUPPLIES REQUIRED					

DETAILS or COMMENTS TO PUT ON INVOICE		AMOUNT
RE: 506 W. 27TH AVENUE PID: 007-090-536 CF-2018-008963 IN ACCORDANCE WITH ARTICLE 1.5.3.5. OF DIVISION C OF THE BUILDING BY-LAW, THE CITY TOOK IMMEDIATE MEASURES TO SECURE AND BOARD UP OPEN PORTIONS (DOORS/WINDOWS) OF THE VACANT BUILDING/ACCESSORY BUILDING AT THE ABOVE LOCATION ON AUGUST 7, 2018, IN ORDER TO PREVENT PUBLIC ACCESS TO THE BUILDINGS AND AVOID AN IMMINENT RISK OF ACCIDENT OR FIRE. IN ACCORDANCE WITH ARTICLE 1.5.3.6. OF DIVISION C OF THIS BY-LAW, THE PROPERTY OWNER IS RESPONSIBLE FOR THE COSTS INCURRED IN PERFORMING THIS WORK. Note: If you are selling the above-cited property, you should disclose the contents of this invoice to the prospective purchaser and their representatives. NOTE: IF THIS INVOICE REMAINS UNPAID AFTER (31 days past today), 2018, THE AMOUNT OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE CHARGED BY THE PROPERTY TAX OFFICE.		\$ 639.00 \$ -
Contact Person:	ACCOUNTS RECEIVABLE	Phone Number: 604.873.7202
GST Registration No. R121361042		Sub-Total Payable 639.00
		GST Amt Payable 31.95
		PST Amt Payable
		Total Amount Payable \$ 670.95
The City of Vancouver charges a \$35 administrative fee for any dishonored cheque.		

Accounting Use Only Invoice Number & Date	Requested by:	GURV BRAR	CHECK APPLICABLE <input type="checkbox"/> Attachment Required <input type="checkbox"/> Return Original Invoice <input checked="" type="checkbox"/> Copy of Invoice to Requestor
	Phone Number:	604.873.7535	
	Department:	PROPERTY USE BRANCH	
	Special Instructions:	ACCOUNTS RECEIVABLE: BILL PROPERTY OWNER FOR ABOVE AMOUNT. CONTRACTOR INVOICE ATTACHED.	

CF-2018-008963



PROPERTY RESTORATION

3300 BRIDGEWAY STREET
VANCOUVER BC V5K 1H9
PHONE: (604) 432-1123
FAX: (604) 433-2451
EMAIL CONTACT: sally.timperley@ca.belfor.com
HST/GST REGISTRATION: 101208809RT0001

INVOICE

INVOICE NO. 1174404
INVOICE DATE 11/20/2018
CUSTOMER NO. 899411

BILL TO: CITY OF VANCOUVER
ACCOUNTS PAYABLE
PO BOX 7757
VANCOUVER BC V6B 0L5

JOB SITE: 506 W 27TH AVE / COV
506 WEST 27TH AVENUE
VANCOUVER BC V5Z 2G3

JOB NUMBER	ESTIMATOR	CLAIM NO.	INSURANCE CO.	PAYMENT TERMS	PURCHASE/WORK ORDER
107622405	Alastair Parke			Due Upon Receipt	4500579867

DESCRIPTION	AMOUNT
Board up as per breakdown <i>Done Aug. 7/18</i>	\$639.00
DBL David Lam	

GST \$31.95

TOTAL DUE THIS INVOICE CAD \$670.95

Any inquiries regarding this invoice should be submitted to us within 10 days of the receipt of this invoice.
Please note contractual interest applies, accrues and is payable in addition to this balance due on this invoice.

Please include the invoice number on your cheque
make all cheques payable to BELFOR (Canada) Inc. and remit to:
3300 Bridgeway Street
Vancouver BC V5K 1H9

THANK YOU FOR CHOOSING BELFOR!

November 14, 2018

Our File #: 1076-22405-89
Your PO #: 4500579867



JOB SITE: 506 W 27th Ave
Vancouver

ATTENTION: Sherry Martel - Development Buildings & Licensing
Accounts Payable (APinvoice@vancouver.ca)
City of Vancouver (Customer #899411)
PO Box 7757, Vancouver, BC V6B 0L5

REQUESTED BY: Development Building & Licensing (DBL)
DBL David Lam

DATE RECEIVED: 7-Aug-18

TIME RECEIVED: 4:10 PM (OT applies if between 7pm and 7am or stat)

RE: BOARD-UP

EMERGENCY COST BREAKDOWN

Carpentry Board-up Labour

Num of ppl	1 ppl
Hrs at site	6.50 hrs
Reg or OT	Reg
Total hrs	6.50
Rate	\$ 66.00
Total labour (min 4hrs) \$ 429.00	

Materials

Plywood	3.00 qty @ \$70.00	\$ 210.00
Stud	qty @ \$6.00	\$ -

Subtotal	\$ 639.00
Add 5% GST	\$ 31.95
Total	\$ 670.95

Enclosures:
- Site photos.

Yours truly,
BELFOR PROPERTY RESTORATION

Gary Envik
Branch Manager
GE/tk

Purchase Order - Board Up

Date of Inspection (yyyy/mm/dd): 2018/08/07 CF#: CF-2018-008963

Location: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2 Immediate Board Up: Yes ☒ No ☐
OR
Board Up Order Dated:

	Vendor	Name of Inspector
Contact:	Belfor Property Restoration	David Lam
Phone:	778 847 0113	604 873 7587

JOB DESCRIPTION
<p>Scope of Work includes: (see photos below)</p> <p>Boarding up <u>garage door</u>, <u>side basement window</u>, <u>rear door to basement</u> and <u>rear window on main floor</u>.</p>
<p>NOTES :</p> <p>Discarded needles found on rear concrete steps to main floor.</p>
<p>Conditions:</p> <ul style="list-style-type: none"> • Check for squatters and confirm building is vacant. • Approval must be authorized before starting job if in excess of \$3,000.00. • Work is to commence within 48 hours upon receipt of purchase order. • Contractor to call and notify within 24 hours once the job is completed. • Upon job completion, contractor will submit invoice to "apinvoice@vancouver.ca", complete with before and after photos to "CGPUIBSET@vancouver.ca" of the property. • Invoice to provide the following details: <ul style="list-style-type: none"> • Cost of labour (# of hours x rate per hour) • Receipts for materials for this job

Folio: 170-714-01-0000

Civic: 506 27TH AVE W

Size: 67.5 150 WIDTH/DEPTH

Pid: 007-090-536

Legal: LOT 8 BLOCK 720 PLAN VAP6539 DISTRICT LOT 526
NEW WESTMINSTER

Owner: PRARDA DEVELOPMENTS
CORPORATION
835 EYREMOUNT DR
WEST VANCOUVER BC V7S 2A8
(CA3877014)

**Title Search Report**

Title: CA3877014

Printed: Nov. 22, 2018 12:41 PM

Application for registration received on: Jul. 31, 2014

Entered on: Aug. 5, 2014

Declared value: 4480000

From Title: CA1765459

Taxation Authority: City of Vancouver

REGISTERED OWNERS IN FEE SIMPLE

PRARDA DEVELOPMENTS CORPORATION, , Inc. No: BC0987747
835 EYREMOUNT DRIVE
WEST VANCOUVER, BC
V7S 2A8

PARCELS

Parcel Identifier: 007090536 Short Legal Description: S/6539///720//8
Description of Land:
LOT 8 BLOCK 720 DISTRICT LOT 526 PLAN 6539

LEGAL NOTATIONS*No legal notations***CHARGES**

Charge Number: 23306M Date registered: May. 28, 1941
Nature: RESTRICTIVE COVENANT
Owner:
Remarks:
◦ SEE 62192L

* Caution -- all charges may not be shown or appear in order of priority

* Current information only -- no cancelled information shown






























Purchase Order - Board Up

Date of Inspection (yyyy/mm/dd): 2018/08/07 CF#: CF-2018-008963

Location: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2 Immediate Board Up: Yes ☒ No ☐
OR
Board Up Order Dated: 

	Vendor	Name of Inspector
Contact:	Belfor Property Restoration	David Lam
Phone:	778 847 0113	604 873 7587

JOB DESCRIPTION
<p>Scope of Work includes: (see photos below)</p> <p>Boarding up garage door, side basement window, rear door to basement and rear window on main floor.</p>
<p>NOTES :</p> <p>Discarded needles found on rear concrete steps to main floor.</p>
<p>Conditions:</p> <ul style="list-style-type: none"> • Check for squatters and confirm building is vacant. • Approval must be authorized before starting job if in excess of \$3,000.00. • Work is to commence within 48 hours upon receipt of purchase order. • Contractor to call and notify within 24 hours once the job is completed. • Upon job completion, contractor will submit invoice to "apinvoice@vancouver.ca", complete with before and after photos to "CGPUIBSET@vancouver.ca" of the property. • Invoice to provide the following details: <ul style="list-style-type: none"> • Cost of labour (# of hours x rate per hour) • Receipts for materials for this job




Photo	Description
	<p>Garage door is open to the public.</p>
	<p>South elevation: rear door to basement is open to the public.</p>

Photo	Description
	<p>North elevation: side basement window is open to the public.</p>
	<p>East elevation: rear main floor window is open to the public.</p>

Purchase Order - Board Up

Date of Inspection (yyyy/mm/dd): 2018/08/07 CF#: CF-2018-008963

Location: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2 Immediate Board Up: Yes ☒ No ☐
OR
Board Up Order Dated: 

	Vendor	Name of Inspector
Contact:	Belfor Property Restoration	David Lam
Phone:	778 847 0113	604 873 7587

JOB DESCRIPTION
<p>Scope of Work includes: (see photos below)</p> <p>Boarding up garage door, side basement window, rear door to basement and rear window on main floor.</p>
<p>NOTES :</p> <p>Discarded needles found on rear concrete steps to main floor.</p>
<p>Conditions:</p> <ul style="list-style-type: none"> • Check for squatters and confirm building is vacant. • Approval must be authorized before starting job if in excess of \$3,000.00. • Work is to commence within 48 hours upon receipt of purchase order. • Contractor to call and notify within 24 hours once the job is completed. • Upon job completion, contractor will submit invoice to "apinvoice@vancouver.ca", complete with before and after photos to "CGPUIBSET@vancouver.ca" of the property. • Invoice to provide the following details: <ul style="list-style-type: none"> • Cost of labour (# of hours x rate per hour) • Receipts for materials for this job


Photo	Description
	<p>Garage door is open to the public.</p>
	<p>South elevation: rear door to basement is open to the public.</p>

Photo	Description
	<p>North elevation: side basement window is open to the public.</p>
	<p>East elevation: rear main floor window is open to the public.</p>

From: "Steven Hann" <steven.hann@ca.belfor.com>
To: "Lam, David" <David.Lam@vancouver.ca>
CC: "Terry Li" <terry.li@ca.belfor.com>
Date: 8/9/2018 3:54:58 PM
Subject: Re: [EXTERNAL] RE: [EXTERNAL] 506 W 27th Ave - Case File CF-2018-008963 - Board Up Service Request

Hi David,

I just followed up and was completed yesterday.

Will have this invoiced and sent over.

Thank you,

Steven Hann

On Thu, Aug 9, 2018, 3:46 PM Lam, David, <David.Lam@vancouver.ca> wrote:

Hi Steven,

Please let me know once it is completed.

Thanks,

David

From: Steven Hann [mailto:steven.hann@ca.belfor.com]
Sent: Tuesday, August 07, 2018 1:43 PM
To: Lam, David
Subject: Re: [EXTERNAL] 506 W 27th Ave - Case File CF-2018-008963 - Board Up Service Request

Hi David,

Thank you for the purchase order.

We will have a crew attend today to complete as requested.

Thank you,

Steven Hann

Project Manager

BELFOR

Property Restoration

3300 Bridgeway Street, Vancouver, BC V5K 1H9

Ph: [604-432-1123](tel:604-432-1123)

Fax: [604-433-2451](tel:604-433-2451)

On Tue, Aug 7, 2018 at 1:38 PM, Lam, David <David.Lam@vancouver.ca> wrote:

Hi there,

Please review attached Board Up Service request and let me know when this Order can be done.

Regards,

David Ty Lam

Property Use Inspector

Licences & Inspections

Development, Building and Licencing

Tel: [604.873.7587](tel:604.873.7587)

Email: david.lam@vancouver.ca



Vacant Building Complaint

Case number: 101011663388

Case created: 2018-08-02, 08:52:00 AM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Contact Details

Name: s.22(1)

Address: s.22(1) Vancouver, s.22(1)

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: None

Request Details

- | | | |
|----|--|--|
| 1. | Is the building open? | Yes |
| 2. | If Yes, indicate what part of the building is open (e.g. basement door, etc.): | Basement door is open, window is also open, as is the garage. Fencing in the back has been pulled down. |
| 3. | Are there any signs of squatters? | No |
| 4. | Provide details: | The basement door is open, as is a window and the garage. Fencing in the back has been pulled down. Issues are visible if you come in from 27th.
Citizen states this is a problem premise and the same issue has happened before. |
| 5. | Caller's daytime phone number: | s.22(1) |
| 6. | (Don't ask, just record - did caller indicate they want a call back?): | No |

Additional Details

Map and Photo

- no picture -



Vacant Building Complaint

Case number: 101011760741

Case created: 2018-08-22, 07:25:00 PM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Contact Details

Name: s.22(1)

Address: s.22(1) Vancouver, s.22(1)

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|----|--|---|
| 1. | Is the building open? | Yes |
| 2. | If Yes, indicate what part of the building is open (e.g. basement door, etc.): | Side fencing has been opened, and one of the back windows is also open. |
| 3. | Are there any signs of squatters? | Yes |
| 4. | Provide details: | Caller is reporting that there are people entering the house. |
| | | Mentioned to caller about phoning VPD non emergency to request for board up if necessary. |
| 5. | Caller's daytime phone number: | s.22(1) |
| 6. | (Don't ask, just record - did caller indicate they want a call back?): | No |

Additional Details

Map and Photo

- no picture -

As Of: Jan 28, 2022 16:04:03

Case File: CF-2018-010075: Closed

311 Case File Ref	101011760741
Brief Description	Vacant Building Complaint
Business License Number	
Completed Date	
Description	Case File CF-2018-010075: Closed (Vancouver Building By-law - Vacant Building Complaint) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Jennifer Holloway, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	Property Use
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	

Notes

General Note (Unlocked)

Aug. 23/18 - spoke to agent for owner (Mike s.22(1) . He will arrange for contractor to board up, I will confirm this afternoon.

General Note (Unlocked)

NOTE: NEW CONTACT: Jessie at s.22(1) Call her instead of Mike going forward.
(Last updated on Aug 23, 2018 10:06:49 by Jennifer Holloway, Property Use Inspector)
Aug. 24/18 - entire fence now secure, unable to gain access to the site to take photos and large hedge surrounding site blocks view of most windows. Was able to confirm that the upper windows are now boarded up and that the site is now secure. No further action.

Site Contact: Jessie @ s.22(1)
(Last updated on Aug 27, 2018 07:57:05 by Jennifer Holloway, Property Use Inspector)

Processes

Assign Investigation (Completed on Aug 23, 2018 09:26:16 by Tom Hamilton, Supervisor - Property Use Inspections with outcome "Assigned")
Perform Investigation (Completed on Aug 27, 2018 07:59:37 by Jennifer Holloway, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Document: 81380157
Enforcement Stream: Property Use
Investigator: Jennifer Holloway, Property Use Inspector
Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2

Aug. 24/18 - site now secure and boarded-up as required. Site contact: Jessie @ s.22(1)

REGISTERED AND REGULAR MAIL

November 21, 2018
CF-2018-014292

PRARDA DEVELOPMENTS CORPORATION
835 EYREMOUNT DR
WEST VANCOUVER BC V7S 2A8

ORDER

RE: 506 W 27TH AVENUE

On November 6, 2018, a Property Use Inspector conducted an inspection of the above-cited property and reported the following violations of Untidy Premises By-law No. 4548 (the By-law):

- The site contains discarded materials consisting of wood pieces, plastic cups, paper, plastic bags, broken lawn furniture, suitcase, clothing, shoes, buckets, Styrofoam pieces, garden cuttings, tree branches, hypodermic needles, glass, plastic pieces, household items, etc.

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

Section 6(1) Where the owner or occupier of any real property fails to remove from such property any accumulation of rubbish, discarded materials, garbage, ashes or filth, or fails to keep the said property cleared of weeds, brush, trees, or other growths, or is otherwise in breach of this By-law, the Director of Licenses and Inspections may cause a notice to be served upon the owner of the real property requiring such owner to remedy the condition within ten days. Any such order shall be sufficiently served upon the owner by sending the same by return registered mail to the address shown on the current year's real-property assessment roll.

Section 6(2) In the event of default by the owner in remedying the condition within the time limited, as specified in the notice referred to in subsection (1) hereof, the Director of Licenses and Inspections and any person authorized by the Director of Licenses and

Inspections may enter upon the real property for the purpose of remedying the condition referred to in the said notice. The costs incurred in carrying out any work pursuant to this subsection shall be recoverable by the City from the owner by action in any Court of competent jurisdiction, or, in the alternative, if the costs and expenses incidental to the work are not paid to the City by the owner within thirty days after a demand for payment has been sent to the owner, the Director of Finance may cause such costs to be added to and form part of the taxes payable in respect of that parcel of real property.

Therefore, pursuant to Section 6(1) of the By-law, you are ordered to remove the accumulation of debris and discarded materials **within 10 days of the date of this order**, and to thereafter maintain the site in a tidy condition.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 6(2) of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

Please note, secured gates and entry ways are subject to having locks cut off in order to permit access for the purpose of enforcing the By-law.

The average cost for this type of work is currently up to \$5000. Furthermore, if any materials found during the clean-up require special handling or disposal methods (e.g. solvents, asbestos, grease, etc.), the cost of the clean-up will likely increase and you will be responsible for the added costs.

If you have contracted to sell your property or are in the process of doing so, you are required to disclose the contents of this Order to the realtor(s), agent(s), and prospective purchaser(s).

We thank you in advance for contributing to the livability of our community by making Vancouver a cleaner, safer and healthier City. For questions or concerns please contact Jennifer Holloway at 604.673.8401 or via email at jennifer.holloway@vancouver.ca.

Sincerely,



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

Copy: Posted on Building



Property Use Complaint

Case number: 101012048540

Case created: 2018-10-29, 12:20:00 PM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Contact Details

Name: CoV - Sanitation

Address: 250 W 70TH AV, Vancouver, V5X 2X1

Address2:

Phone: 6048737000

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|-------------------------|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Messy or Overgrown Yard |
| 5. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 8. | Caller's daytime phone number: | 6048737000 |
| 9. | If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?" | |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |
| 12. | VFRS - Is this a board-up request? | |
| 13. | VFRS - Is this a report of "no business licence"? | |

Additional Details

Garbage pile at rear of house that keeps growing. Sanitation has attended and determined it to be a private property issue. Please have the owners clean the site.

Map and Photo

- no picture -

EN

FYA to: Jennifer Holloway

FYI to:



Property Use Complaint

Case number: 101012052739

Case created: 2018-10-30, 10:09:00 AM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Contact Details

Name: s.22(1)

Address: s.22(1) Vancouver, s.22(1)

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Phone

Request Details

- | | | |
|-----|---|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Other |
| 2. | If Other selected or there are multiple issues, provide details: | Property has been derelict for 4 years, no development going on and garbage accumulates in the yard and outside of the blue fencing in back alley. Caller also concerned about increased rat activity due to garbage. |
| 5. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 8. | Caller's daytime phone number: | s.22(1) |
| 9. | If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?" | |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |
| 12. | VFRS - Is this a board-up request? | |
| 13. | VFRS - Is this a report of "no business licence"? | |

Additional Details

Map and Photo

- no picture -

EN

FYA to: Jennifer Holloway

FYI to:



Property Use Complaint

Case number: 101012069910

Case created: 2018-11-02, 02:17:00 PM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|-------------------------|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Messy or Overgrown Yard |
| 5. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 8. | Caller's daytime phone number: | s.22(1) |
| 9. | If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?" | |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |
| 12. | VFRS - Is this a board-up request? | |
| 13. | VFRS - Is this a report of "no business licence"? | |

Additional Details

Citizen reporting that there is garbage on the private property at this address. Citizen expressed that the fence has been moved and there may be people going into the property.

Map and Photo

- no picture -

EN

FYA to: Jennifer Holloway

FYI to:





















As Of: Jan 28, 2022 16:04:50

Case File: CF-2018-014292: Closed

311 Case File Ref	101012048540
Brief Description	Garbage pile at rear of house that keeps growing - referral from Sanitation - 3x complaint
Business License Number	
Completed Date	
Description	Case File CF-2018-014292: Closed (Untidy Premises By-law - Garbage pile at rear of house that keeps growing - referral from Sanitation - 3x complaint) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Jennifer Holloway, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	Property Use
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	Dec 4, 2018 07:39:12

Notes

Processes

Assign Investigation (Completed on Oct 31, 2018 10:01:59 by Ruby Parcon with outcome "Assigned")

Perform Investigation (Completed on Nov 7, 2018 08:13:31 by Jennifer Holloway, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

Findings Nov. 5/18 - left v/m for Jessie at s.22(1), to repair fence, board up any open doors/windows and to remove debris, will recheck Nov. 6/18. Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Violations: VI-2018-07717

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Large accumulation of debris on site ie. wood pieces, litter, plastic cups, paper, plastic bags, broken lawn furniture, suitcase, clothing/shoes, buckets, styrofoam pieces, garden cuttings/tree branches, hypodermic needles, glass, plastic pieces, household items, domestic garbage, etc.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Dec 3, 2018 00:00:00

Resolve By Date

Dec 3, 2018 00:00:00

Result

Corrected

Special Instructions

10 day untidy order to remove all debris listed above.

Violation Date

Nov 6, 2018 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Send Notification (Completed on Nov 20, 2018 16:54:09 by Wendy Jao with outcome "Order Sent")

Actual Start Date

Comments

Date Completed

Nov 20, 2018 16:54:09

Description

10 day UT Order

Follow-up Investigation Date

Nov 21, 2018 00:00:00

Outcome

Order Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Nov 7, 2018 08:13:31

Staff Assigned Id List

Assignments

Wendy Jao

Relationships

Shadow Process: 86383129

Referenced ObjectId

86383127

Relationships

Letter: 87438577 : CE - PUI - Untidy Orders

Perform Investigation (Completed on Nov 22, 2018 07:25:42 by Jennifer Holloway, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Nov. 21/18 - order posted on fencing.

Findings

Re-investigation Date

Nov 28, 2018 00:00:00

Route Order

Assignments

Relationships

Violations: VI-2018-07717

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Large accumulation of debris on site ie. wood pieces, litter, plastic cups, paper, plastic bags, broken lawn furniture, suitcase, clothing/shoes, buckets, styrofoam pieces, garden cuttings/tree branches, hypodermic needles, glass, plastic pieces, household items, domestic garbage, etc.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Dec 3, 2018 00:00:00

Resolve By Date

Dec 3, 2018 00:00:00

Result

Corrected

Special Instructions

10 day untidy order to remove all debris listed above.

Violation Date

Nov 6, 2018 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Perform Investigation (Completed on Dec 4, 2018 07:40:05 by Jennifer Holloway, Property Use Inspector with outcome "Infraction(s) Cleared")

Additional Instructions

Comments

Description

Findings

Dec. 3/18 - all debris has been removed from the site, house remains boarded up and secure, security fencing secure. Clear violations.

Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Violations: VI-2018-07717

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Large accumulation of debris on site ie. wood pieces, litter, plastic cups, paper, plastic bags, broken lawn furniture, suitcase, clothing/shoes, buckets, styrofoam pieces, garden cuttings/tree branches, hypodermic needles, glass, plastic pieces, household items, domestic garbage, etc.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Dec 3, 2018 00:00:00

Resolve By Date

Dec 3, 2018 00:00:00

Result

Corrected

Special Instructions

10 day untidy order to remove all debris listed above.

Violation Date

Nov 6, 2018 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Relationships

Document: 85994300

Document: 86030420

Document: 86237533

Document: 86383281

Document: 87439112

Document: 87439165

Enforcement Stream: Property Use

Investigator: Jennifer Holloway, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2

Violation: VI-2018-07717

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Large accumulation of debris on site ie. wood pieces, litter, plastic cups, paper, plastic bags, broken lawn furniture, suitcase, clothing/shoes, buckets, styrofoam pieces, garden cuttings/tree branches, hypodermic needles, glass, plastic pieces, household items, domestic garbage, etc.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Dec 3, 2018 00:00:00

Resolve By Date

Dec 3, 2018 00:00:00

Result

Corrected

Special Instructions

10 day untidy order to remove all debris listed above.

Violation Date

Nov 6, 2018 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548



INVOICE

City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1

DATE: 2019/03/01
TO: PRARDA DEVELOPMENTS CORP
835 EYREMOUNT DR
WEST VANCOUVER BC V5S 2A8
CANADA

INVOICE NO: 0018215353
ACCOUNT NO: 0000000301
YOUR REFERENCE:
OUR REFERENCE: P&L#1190169

DETAILS

AMOUNT

RE: 506 W. 27TH AVENUE \$ 829.00
PID: 007-090-536
CF-2018-014305

IN ACCORDANCE WITH ARTICLE 1.5.3.5. OF DIVISION C OF THE BUILDING BY-LAW, THE CITY TOOK IMMEDIATE MEASURES TO SECURE AND BOARD-UP OPEN PORTIONS (DOORS/WINDOWS) OF THE VACANT BUILDING AT THE ABOVE LOCATION ON NOVEMBER 7, 2018, IN ORDER TO PREVENT PUBLIC ACCESS TO THIS BUILDING AND AVOID AN IMMINENT RISK OF ACCIDENT OR FIRE. IN ACCORDANCE WITH ARTICLE 1.5.3.6. OF DIVISION C OF THE BUILDING BY-LAW, THE PROPERTY OWNER IS RESPONSIBLE FOR THE COSTS INCURRED IN PERFORMING THIS WORK.

NOTE: IF YOU ARE SELLING THE ABOVE-CITED PROPERTY, YOU SHOULD DISCLOSE THE CONTENTS OF THIS INVOICE TO THE PROSPECTIVE PURCHASER AND THEIR REPRESENTATIVES.

NOTE: IF THIS INVOICE REMAINS UNPAID AFTER MARCH 30, 2019, THE AMOUNT OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE CHARGED BY THE PROPERTY TAX OFFICE.

FOR QUESTIONS, PLEASE EMAIL AR.INQUIRY@VANCOUVER.CA

Total Before Taxes	\$	829.00
P.S.T.	\$	0.00
*G.S.T.	\$	41.45
Total Amount Payable	\$	870.45

Payment of this invoice is NOW DUE

G.S.T. NUMBER R121361042

THE CITY OF VANCOUVER CHARGES A \$35 ADMINISTRATIVE FEE FOR ANY DISHONOURD CHEQUE



REMITTANCE STUB

(*** PLEASE INCLUDE WITH PAYMENT & WRITE INVOICE # ON CHEQUE ***)

CITY OF VANCOUVER

MAIL CHEQUE TO

City of Vancouver, Revenue Services Division
PO Box 7747, VANCOUVER BC V6B 8R1

PAY BY CASH, CHEQUE OR DEBIT AT CITY HALL:
453 West 12th Ave, Vancouver, BC V5Y 1V4
(Credit Cards Are Not Accepted At This Time)

INVOICE NO: 0018215353

DATE: 2019/03/01

TOTAL PAYABLE: \$870.45

PRARDA DEVELOPMENTS CORP

City of Vancouver

INVOICE REQUEST

Subject Address	506 W. 27TH AVENUE	Date	February 1, 2019
------------------------	---------------------------	-------------	------------------

Customer Name	PRARDA DEVELOPMENTS CORP.	Customer Number	301
Attention			
Address	835 EYREMOUNT DRIVE		
City	WEST VANCOUVER		
Province	BC	Your Reference	
Postal Code	V5S 2A8		
Country	CANADA	Contractor Invoice	1190169

GL Code (Cost Element)	Amount	Tax Code	Tax Jurisdiction	Cost Centre	Order Number or WBS	Business Area
430070	\$829.00	IG	GFPN		40007462	9200

TEXT	RE: L & I BOARDING UP THE PREMISES AT 506 W. 27TH AVENUE
-------------	--

GL Code (Cost Element)	Amount	Tax Code	Tax Jurisdiction	Cost Centre	Order Number or WBS	Business Area
430070		IB	GFPN		40007462	9200

TEXT	RE: L & I MISC ITEMS/SUPPLIES REQUIRED
-------------	--

DETAILS or COMMENTS TO PUT ON INVOICE			AMOUNT
RE: 506 W. 27TH AVENUE PID: 007-090-536 CF-2018-014305 IN ACCORDANCE WITH ARTICLE 1.5.3.5. OF DIVISION C OF THE BUILDING BY-LAW, THE CITY TOOK IMMEDIATE MEASURES TO SECURE AND BOARD-UP OPEN PORTIONS (DOORS/WINDOWS) OF THE VACANT BUILDING AT THE ABOVE LOCATION ON NOVEMBER 7, 2018, IN ORDER TO PREVENT PUBLIC ACCESS TO THIS BUILDING AND AVOID AN IMMINENT RISK OF ACCIDENT OR FIRE. IN ACCORDANCE WITH ARTICLE 1.5.3.6. OF DIVISION C OF THE BUILDING BY-LAW, THE PROPERTY OWNER IS RESPONSIBLE FOR THE COSTS INCURRED IN PERFORMING THIS WORK. Note: If you are selling the above-cited property, you should disclose the contents of this invoice to the prospective purchaser and their representatives. NOTE: IF THIS INVOICE REMAINS UNPAID AFTER (31 days past today), 2019, THE AMOUNT OWING MAY BE PLACED ON THE TAX ROLL AND A 5% PENALTY WILL BE CHARGED BY THE PROPERTY TAX OFFICE.			\$ 829.00 \$ -
Contact Person:	ACCOUNTS RECEIVABLE	Phone Number:	604.873.7202
GST Registration No. R121361042 The City of Vancouver charges a \$35 administrative fee for any dishonored cheque.			Sub-Total Payable 829.00
			GST Amt Payable 41.45
			PST Amt Payable
			Total Amount Payable \$ 870.45

Accounting Use Only	Requested by:	GURV BRAR	CHECK APPLICABLE <input type="checkbox"/> Attachment Required <input type="checkbox"/> Return Original Invoice <input checked="" type="checkbox"/> Copy of Invoice to Requestor
Invoice Number & Date	Phone Number:	604 873 7535	
	Department:	BY-LAW COMPLIANCE & ADMINISTRATION	
	Special Instructions:	ACCOUNTS RECEIVABLE: BILL OWNER FOR ABOVE AMOUNT. CONTRACTOR INVOICE ATTACHED.	

Folio: 170-714-01-0000

Civic: 506 27TH AVE W

Size: 67.5 150 WIDTH/DEPTH

Pid: 007-090-536

Legal: LOT 8 BLOCK 720 PLAN VAP6539 DISTRICT LOT 526
NEW WESTMINSTER

Owner: PRARDA DEVELOPMENTS CORP
835 EYREMOUNT DR
WEST VANCOUVER BC V7S 2A8
(CA3877014)

CF-2018-014305

**PROPERTY RESTORATION**

3300 BRIDGEWAY STREET
 VANCOUVER BC V5K 1H9
 PHONE: (604) 432-1123
 FAX: (604) 433-2451
 EMAIL CONTACT: sally.timperley@ca.belfor.com
 HST/GST REGISTRATION: 101208809RT0001

INVOICE

INVOICE NO. 1190169
 INVOICE DATE 12/26/2018
 CUSTOMER NO. 899411

BILL TO: CITY OF VANCOUVER
 ACCOUNTS PAYABLE
 PO BOX 7757
 VANCOUVER BC V6B 0L5

JOB SITE: 506 W 27TH AVE / COV
 506 WEST 27TH AVENUE
 VANCOUVER BC V5Z 2G2

JOB NUMBER	ESTIMATOR	CLAIM NO.	INSURANCE CO.	PAYMENT TERMS	PURCHASE/WORK ORDER
107623259	Alastair Parke		* No Insurance / Self Pay	Due Upon Receipt	4500579867

DESCRIPTION	AMOUNT
Board up as per breakdown <i>Done Nov. 7/18</i>	\$829.00
DBL Jennifer Holloway	

GST \$41.45

TOTAL DUE THIS INVOICE CAD \$870.45

Any inquiries regarding this invoice should be submitted to us within 10 days of the receipt of this invoice.
 Please note contractual interest applies, accrues and is payable in addition to this balance due on this invoice.

Please include the invoice number on your cheque
 make all cheques payable to BELFOR (Canada) Inc. and remit to:
 3300 Bridgeway Street
 Vancouver BC V5K 1H9

THANK YOU FOR CHOOSING BELFOR!

www.BELFOR.com City of Vancouver - FOI 2022-047 - Page 84 of 170

10A2

December 18, 2018

Our File #: 1076-23259-89
Your PO #: 4500579867



JOB SITE: 506 West 27th Ave
Vancouver

ATTENTION: Sherry Martel - Development Buildings & Licensing
Accounts Payable (APinvoice@vancouver.ca)
City of Vancouver (Customer #899411)
PO Box 7757, Vancouver, BC V6B 0L5

REQUESTED BY: Development Building & Licensing (DBL)
DBL PO#2018-014305

DATE RECEIVED: 7-Nov-18

TIME RECEIVED: 9:43 AM (OT applies if between 7pm and 7am or stat)

RE: BOARD-UP

EMERGENCY COST BREAKDOWN

Carpentry Board-up Labour

Num of ppl	2 ppl
Hrs at site	5.75 hrs
Reg or OT	Reg
Total hrs	11.50
Rate	\$ 66.00
Total labour (min 4hrs) \$ 759.00	

Materials

Plywood	1.00 qty @ \$70.00	\$ 70.00
Stud	qty @ \$6.00	\$ -

Subtotal	\$ 829.00
Add 5% GST	\$ 41.45
Total	\$ 870.45

Enclosures:
- Site photos.

Yours truly,
BELFOR PROPERTY RESTORATION

Gary Envik
Branch Manager
GE/tk

2 of 2

Address: 506 W 27th Ave





Purchase Order - Board Up

Date of Inspection (yyyy/mm/dd) 2018/11/06 CF#: CF-2018-014305

PO#: _____

Location: 506 W 27TH AVENUE, Vancouver, BC
V5Z 2G2

Immediate Board Up: Yes ☒ No ☐

Board Up Order Dated:

Verbal Order Issued On: Nov. 5/18

	Vendor	Authorized by Inspector
Contact:	Belfor Property Restoration	Jennifer Holloway
Phone:	778.847.0113	604.673.8401

JOB DESCRIPTION

Scope of Work includes: (see photos below)

Board up and secure all open doors and windows and secure the open fence.

NOTES :

There have been reports of squatters residing in the building.

NOTE: there are used needles on this site, be careful when walking in the yards.

Conditions:



- Check for squatters and confirm building is vacant.
- Approval must be authorized before starting job if in **excess of \$5,000.00**.
- Work is to commence within 48 hours upon receipt of purchase order.
- Contractor to call and notify within 24 hours once the job is completed.
- Upon job completion, contractor will submit invoice to "apinvoice@vancouver.ca", complete with **before and after photos** to "CGPUIBSET@vancouver.ca" of the property.
- Invoice to provide the following details:
 - Cost of labour (# of hours x rate per hour)
 - Receipts for materials for this job

Diary Re-check to: Jennifer Holloway

Refer for board-up
notification to: Jennifer Holloway

Supervisor: _____

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia, Canada V5Y 1V4
vancouver.ca
app: VanConnect

Photo	Description
	<p>Nov. 6/18 - fence has been forced open.</p>
	<p>Nov. 6/18 - board has been removed from the rear door and door is open.</p>



Property Use Complaint

Case number: 101012050837

Case created: 2018-10-29, 05:03:00 PM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Other |
| 2. | If Other selected or there are multiple issues, provide details: | This is a vacant property that has been fenced but there are squatters residing on this property. The blue exterior fencing has been comprised. There is also a lot of garbage at the property which is now spilling out into the back lane. |
| 5. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 8. | Caller's daytime phone number: | s.22(1) |
| 9. | If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?" | |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Unknown |
| 12. | VFRS - Is this a board-up request? | |
| 13. | VFRS - Is this a report of "no business licence"? | |

Additional Details

Map and Photo

- no picture -

EN

FYA to: Jennifer Holloway

FYI to:

As Of: Jan 28, 2022 16:05:28

Case File: CF-2018-014305: Closed	
311 Case File Ref	101012050837
Brief Description	Vacant Building - squatters residing on property
Business License Number	
Completed Date	
Description	Case File CF-2018-014305: Closed (Vancouver Building By-law - Vacant Building squatters residing on property) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Jennifer Holloway, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	Property Use
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	Nov 26, 2018 08:22:36
Processes	
Assign Investigation (Completed on Oct 31, 2018 11:49:39 by Ruby Parcon with outcome "Assigned")	
Perform Investigation (Completed on Nov 7, 2018 09:05:29 by Jennifer Holloway, Property Use Inspector with outcome "Create Work Order")	

Property Use Inspector with outcome "Create Work Order")

Additional Instructions

Comments

Description

Findings

Nov. 5/18 - left v/m for Jessie at 604.288.1150, to repair fence, board up any open doors/windows and to remove debris, will recheck Nov. 6/18.

Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Create Work Order (Completed on Nov 26, 2018 08:22:56 by Jennifer Holloway, Property Use Inspector with outcome "Send for Supervisor Review")

Review Work Orders (Completed on Nov 27, 2018 15:24:06 by Bruce Peet, Building Inspections Supervisor with outcome "Close")

Actual Start Date

Comments

Date Completed

Nov 27, 2018 15:24:06

Description

Close Case NFA req

Outcome

Close

Scheduled Complete Date

Scheduled Start Date

Nov 26, 2018 08:22:56

Staff Assigned Id List

Assignments

Bruce Peet, Building Inspections Supervisor

Mike Collister, Manager - Property Use Inspections

Tom Hamilton, Supervisor - Property Use Inspections

Relationships

Shadow Process: 87917157

Relationships

Document: 86008233

Document: 86389259

Document: 95722419

Enforcement Stream: Property Use

Investigator: Jennifer Holloway, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2

Violation: VI-2018-08141

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	Door open and building not secure
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	Nov 23, 2018 00:00:00
Resolve By Date	Nov 23, 2018 00:00:00
Result	Corrected
Special Instructions	Board up door and secure building
Violation Date	Nov 6, 2018 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 10908



Property Use Complaint

Case number: 101012840709

Case created: 2019-05-07, 11:26:00 AM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Contact Details

Name: s.22(1)

Address: s.22(1) Vancouver, s.22(1)

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|-------------------------|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Messy or Overgrown Yard |
| 5. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 8. | Caller's daytime phone number: | s.22(1) |
| 9. | If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?" | |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |
| 12. | VFRS - Is this a board-up request? | |
| 13. | VFRS - Is this a report of "no business licence"? | |

Additional Details

Vacant property has been an issue for the last two years. It has been boarded up and security fencing has been installed. However, it appears someone has once again gained access thru the fence in the lane and broken into the garage. There is now a mattress outside the garage along with other abandoned furniture. Citizen does not believe there are any transients on site, but she is aware to call VPD for board up. Her concern is the property is not being maintained.

Map and Photo

- no picture -

EN

FYA to: Leonard Sugie

FYI to:

From: ["Jessie Hung" <jessie@washingtonproperties.ca>](mailto:jessie@washingtonproperties.ca)
To: ["Sugie, Leonard" <leonard.sugie@vancouver.ca>](mailto:leonard.sugie@vancouver.ca)
Date: 5/15/2019 12:25:07 PM
Subject: RE: 506 W 27th Ave re: Vacant building

Hi Leonard,
Thanks for the reminder. I will make arrangement for fixing the garage door and mowing the lawn.

Thank you and best regards,

Jessie Hung
Washington Properties
Accounting
Tel: 604-336-3663
4491 Cambie St.
Vancouver, BC V5Z 2Y8

From: Sugie, Leonard <leonard.sugie@vancouver.ca>
Sent: May 15, 2019 12:25 PM
To: jessie@washingtonproperties.ca
Subject: RE: 506 W 27th Ave re: Vacant building

[Sorry address should be 506 W 27th Ave](#)

From: Sugie, Leonard
Sent: Wednesday, May 15, 2019 12:17 PM
To: 'jessie@washingtonproperties.ca'
Subject: 605 W 27th Ave re: Vacant building

Good Morning Jessie,

As per our conversation, this property must be monitored and maintained going forward.

I am dealing with a neighbour complaint re: untidy and overgrown yards.

The garage door has multiple large punctured holes, all yards including the boulevard are overgrown of grass.

Please maintain the property.

Regards and Thank you for your help.

Leonard Sugie / Property Use Inspector
Property Use Inspections / City of Vancouver
leonard.sugie@vancouver.ca
604-873-7584

As Of: Jan 28, 2022 16:06:15

Case File: CF-2019-005707: Closed

311 Case File Ref	101012840709
Brief Description	Vacant Property - Messy
Business License Number	
Completed Date	
Description	Case File CF-2019-005707: Closed (Untidy Premises By-law - Vacant Property - Messy) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Leonard Sugie, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	

Processes

Assign Investigation (Completed on May 9, 2019 11:55:19 by Ruby Parcon with outcome "Assigned")

Perform Investigation (Completed on May 15, 2019 12:20:12 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on May 16, 2019 08:53:55 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on May 28, 2019 09:37:32 by Leonard Sugie, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Relationships

Document: 100089671

2PM - site was cleaned up. Garage door has holes and yards overgrown.

2PM - site was cleaned up. Garage door has holes and yards overgrown.

May 15, 2019 00:00:00

12:10PM Verbal order to site Contact Jessie, to board up garage, secure buildings and cut overgrowth. Info rec'd- House to be renovated. email sent to Jessie. email rec'd.

12:10PM Verbal order to site Contact Jessie, to board up garage, secure buildings and cut overgrowth. Info rec'd- House to be renovated. email sent to Jessie. email rec'd.

May 23, 2019 00:00:00

1:47PM Inspection revealed grass cut, Garage & House now secured. NFA.

1:47PM Inspection revealed grass cut, Garage & House now secured. NFA.

Document: 99718642

Enforcement Stream: Property Use

Investigator: Leonard Sugie, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2



Vacant Building Complaint

Case number: 101013107350

Case created: 2019-07-08, 04:10:00 PM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|----|--|---|
| 1. | Is the building open? | Yes |
| 2. | If Yes, indicate what part of the building is open (e.g. basement door, etc.): | Fence on the alley side. |
| 3. | Are there any signs of squatters? | Yes |
| 4. | Provide details: | Citizen saw 2 individuals standing inside the fence today. He thinks they were dealing drugs. |
| 6. | (Don't ask, just record - did caller indicate they want a call back?): | No |

Additional Details

Map and Photo

- no picture -

FYA to: Leonard Sugie

As Of: Jan 28, 2022 16:06:45

Case File: CF-2019-009052: Closed

311 Case File Ref	101013107350
Brief Description	Vacant Open Building
Business License Number	
Completed Date	
Description	Case File CF-2019-009052: Closed (Vancouver Building By-law - Vacant Open Building) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Leonard Sugie, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	

Processes

Assign Investigation (Completed on Jul 9, 2019 10:46:40 by Ruby Parcon with outcome "Assigned")

Perform Investigation (Completed on Jul 31, 2019 08:11:15 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

11:10AM left message for Jessie Hung (Wash. Prop).
11:12AM left message for complainant fro drug dealing call VPD.
11:22AM send email to Jessie Hung.
11:45AM call from Jessie Hung to secured fence & maintain property Also other properties the owner has in the area.
11:10AM left message for Jessie Hung (Wash. Prop).
11:12AM left message for complainant fro drug dealing call VPD.
11:22AM send email to Jessie Hung.
11:45AM call from Jessie Hung to secured fence & maintain property Also other properties the owner has in the area.
Jul 29, 2019 00:00:00

Findings

Re-investigation Date

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on Jul 31, 2019 08:13:40 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Bldg secured, grass is overgrown, scattering of garavage along temp fence (Cambie St), carpeting, cardboard, drywall at rear inside fence. email sent to Jessie to clear infractions.

Findings

Bldg secured, grass is overgrown, scattering of garavage along temp fence (Cambie St), carpeting, cardboard, drywall at rear inside fence. email sent to Jessie to clear infractions.

Re-investigation Date

Aug 7, 2019 00:00:00

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on Aug 14, 2019 08:36:36 by Leonard Sugie, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Bldg secured. Overgrowth cut & areas cleaned up.

Findings

Bldg secured. Overgrowth cut & areas cleaned up.

Re-investigation Date

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Relationships

Document: 103133250

Enforcement Stream: Property Use

Investigator: Leonard Sugie, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2



Property Use Complaint

Case number: 101013169744

Case created: 2019-07-25, 04:37:00 PM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Contact Details

Name: s.22(1)

Address: s.22(1) Vancouver, s.22(1)

Address2:

Phone: s.22(1)

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|------------------------------------|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Exterior Building Maintenance |
| 2. | If Other selected or there are multiple issues, provide details: | Long grass around vacant property. |
| 5. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 8. | Caller's daytime phone number: | s.22(1) |
| 9. | If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?" | |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |
| 12. | VFRS - Is this a board-up request? | |
| 13. | VFRS - Is this a report of "no business licence"? | |

Additional Details

Map and Photo

- no picture -

EN

FYA to:

FYI to:

As Of: Jan 28, 2022 16:07:14

Case File: CF-2019-010023: Closed	
311 Case File Ref	101013169744
Brief Description	Vacant home, yards overgrown
Business License Number	
Completed Date	
Description	Case File CF-2019-010023: Closed (Untidy Premises By-law - Vacant home, yards overgrown) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Leonard Sugie, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	
Processes	
Assign Investigation (Completed on Jul 26, 2019 07:43:08 by Jennifer Holloway, Property Use Inspector with outcome "Assigned")	
Perform Investigation (Completed on Aug 6, 2019 11:52:18 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")	

Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

All yards approx. 1-1.5 ft high. Also carpeting, cardboard, drywall. in rear yard.
Verbal to Jessie Hung
Washington Properties to cleanup.

Findings

All yards approx. 1-1.5 ft high. Also carpeting, cardboard, drywall. in rear yard.
Verbal to Jessie Hung
Washington Properties to cleanup.

Re-investigation Date

Aug 6, 2019 00:00:00

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on Aug 6, 2019 11:53:12 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Jessie on vacation referred to Jennifer Peng. email sent

Findings

Jessie on vacation referred to Jennifer Peng. email sent

Re-investigation Date

Aug 9, 2019 00:00:00

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on Aug 14, 2019 11:34:16 by Leonard Sugie, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description All yards now cut. Bldg secured. Debris cleaned up. Findings All yards now cut. Bldg secured. Debris cleaned up.

Re-investigation Date

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Relationships

Document: 104131822

Enforcement Stream: Property Use

Investigator: Leonard Sugie, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2



Property Use Complaint

Case number: 101013251308

Case created: 2019-08-20, 08:24:00 PM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Contact Details

Name: CARNEY, BRYAN

Address: 4387 CAMBIE ST, Vancouver, V5Z 2Y6

Address2:

Phone: 4166056379

Email: bryancarney@gmail.com

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|--|---|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Other |
| 2. | If Other selected or there are multiple issues, provide details: | Bryan lives a few houses down and has noticed someone is squatting at this vacant property. As a result the squatter has been dropping garbage off near Bryan's property with food waste which is causing a pest issue in the lane. |
| 5. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 8. | Caller's daytime phone number: | 4166056379 |
| 9. | If VFRS reporting board-up ask: "Is it a vacant unsecured home that you have come across?" | |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | Unknown |
| 12. | VFRS - Is this a board-up request? | |
| 13. | VFRS - Is this a report of "no business licence"? | |

Additional Details

Map and Photo

- no picture -

EN

FYA to:

FYI to:

As Of: Jan 28, 2022 16:07:45

Case File: CF-2019-011518: Closed

311 Case File Ref	101013251308
Brief Description	Vacant home - squatter seen on site, scattering food garbage and attracting pests
Business License Number	
Completed Date	
Description	Case File CF-2019-011518: Closed (Untidy Premises By-law - Vacant home - squatter seen on site, scattering food garbage and attracting pests) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Leonard Sugie, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	

Processes

Assign Investigation (Completed on Aug 22, 2019 13:47:17 by Jennifer Holloway, Property Use Inspector with outcome "Assigned")

Perform Investigation (Completed on Aug 29, 2019 09:40:32 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on Aug 29, 2019 09:41:31 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on Aug 29, 2019 09:47:37 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on Sep 25, 2019 12:36:01 by Leonard Sugie, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

2:35PM inspection with Jennifer Pegg (Washington Properties) revealed Overgrowth cut, scattering of garbage along temp fencing, fence damage at w.27th & Cambie St, 2nd flr window opened.

2:35PM inspection with Jennifer Pegg (Washington Properties) revealed Overgrowth cut, scattering of garbage along temp fencing, fence damage at w.27th & Cambie St, 2nd flr window opened. Verbal order to Jennifer to clear infractions.

Aug 23, 2019 00:00:00

9AM spoke to complainant. OK

9AM spoke to complainant. OK

Aug 26, 2019 00:00:00

1:46PM - Inspection revealed fence repaired/replace section, garbage removed.

1:46PM - Inspection revealed fence repaired/replace section, garbage removed. email rec'd.

Aug 29, 2019 00:00:00

Comments

Description

Findings

Re-investigation Date

Route Order

email sent to J.Pegg.

email sent to J.Pegg.

Sep 24, 2019 00:00:00

Assignments

Leonard Sugie, Property Use Inspector

Perform Investigation (Completed on Sep 25, 2019 12:39:18 by Leonard Sugie, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

2:11PM, bldg is secured. no garbage. NFA

2:11PM, bldg is secured. no garbage. NFA

Assignments

Leonard Sugie, Property Use Inspector

Relationships

Document: 105668419

Enforcement Stream: Property Use

Investigator: Leonard Sugie, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2

Property Use Complaint

Case number: 101013830323

Case created: 2020-03-04, 01:34:00 PM

Channel: Phone

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Request Details

1. **Type of concern (if multiple concerns, select primary and provide details in question 2):**
Messy or Overgrown Yard
5. **If Illegal Suite, is the suite(s) tenanted?**
6. **If Illegal Suite, do you believe the suite(s) could put someone's life in danger?**
7. **If a Rental Unit concern selected, was the landlord advised of the issue?**
10. **Caller's daytime phone number:**
s.22(1)
11. **If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?"**
12. **(Don't ask, just record - did caller indicate they want a call back?)**
No
14. **VFRS - Is this a board-up request?**
15. **VFRS - Is this a report of "no business licence"?**

Additional Details

Citizen is frustrated at the site of this property that has been boarded up and construction fencing has been placed around it. The yard is not looked after and there is garbage all around the yard as there are squatters living there now.

Contact Details

Name: s.22(1)
Address: s.22(1) VANCOUVER, s.22(1)
Address2:
Phone: s.22(1) Email:
Alt. Phone: Preferred contact method: Either

Case Notes

Photo

- no picture -

As Of: Jan 28, 2022 16:08:22

Case File: CF-2020-002763: Closed	
311 Case File Ref	101013830323
Brief Description	Vacant Property - with signs of squatters and messy
Business License Number	
Completed Date	
Description	Case File CF-2020-002763: Closed (Vancouver Building By-law - Vacant Property - with signs of squatters and messy) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Ty (David) Lam, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	
Processes	
Assign Investigation (Completed on Mar 4, 2020 14:42:44 by Ruby Parcon with outcome "Assigned")	
Perform Investigation (Completed on Mar 4, 2020 15:11:18 by Ty (David) Lam, Property Use Inspector with outcome "Follow-up Investigation Scheduled")	

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Ty (David) Lam, Property Use Inspector

Perform Investigation (Completed on Mar 5, 2020 14:30:22 by Ty (David) Lam, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

received.

Mar 6, 2020 00:00:00

No signs of broken windows and doors. Photos taken. Re-investigation Date

Route Order

Assignments

Ty (David) Lam, Property Use Inspector

Relationships

Document: 119526818

Document: 119611925

Enforcement Stream: Property Use

Investigator: Ty (David) Lam, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2

Mar 4: notified Jessie Hung of Washington Properties
info@washingtonproperties.ca

Mar 5: attended the site. There was no garbage in the yard. All fences were closed.

Property Use Complaint

Case number: 101014027242

Case created: 2020-05-23, 11:16:00 AM

Channel: Phone

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Request Details

1. **Type of concern (if multiple concerns, select primary and provide details in question 2):**
Messy or Overgrown Yard
5. **If Illegal Suite, is the suite(s) tenanted?**
6. **If Illegal Suite, do you believe the suite(s) could put someone's life in danger?**
7. **If a Rental Unit concern selected, was the landlord advised of the issue?**
10. **Caller's daytime phone number:**
s.22(1)
11. **If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?"**
12. **(Don't ask, just record - did caller indicate they want a call back?)**
No
14. **VFRS - Is this a board-up request?**
15. **VFRS - Is this a report of "no business licence"?**

Additional Details

Citizen states that this property is not being taken care of, there is fencing around the property but the vegetation and grass is overgrown.

Contact Details

Name: s.22(1)
Address: s.22(1) Vancouver, s.22(1)
Address2:
Phone: s.22(1) Email:
Alt. Phone: Preferred contact method: Either

Case Notes

Photo

- no picture -

As Of: Jan 28, 2022 16:08:47

Case File: CF-2020-006671: Closed

311 Case File Ref	101014027242
Brief Description	Overgrown, messy yards
Business License Number	
Completed Date	
Description	Case File CF-2020-006671: Closed (Untidy Premises By-law - Overgrown, messy yards) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2
dup_DefaultInvestigator	Ty (David) Lam, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	

Processes

- Assign Investigation (Completed on May 25, 2020 07:35:22 by Jennifer Holloway, Property Use Inspector with outcome "Assigned")
- Perform Investigation (Completed on May 25, 2020 13:11:09 by Ty (David) Lam,

Jan 28, 2022 16:08:52 j_LMS_CaseFile (ObjectId 123684840) Database: posprd Additional Instructions

Comments

Description

Findings

received.

Re-investigation Date

May 29, 2020 00:00:00

Route Order

Assignments

Ty (David) Lam, Property Use Inspector

Perform Investigation (Completed on Jun 18, 2020 14:34:24 by Ty (David) Lam,
Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

May 25: No violation found.

Re-investigation Date

Route Order

Assignments

Ty (David) Lam, Property Use Inspector

Relationships

Document: 123684857

Enforcement Stream: Property Use

Investigator: Ty (David) Lam, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2

BC Fortis

Please

call me at:

s.22(1)





AVISON
YOUNG

For Sale

Residential Development Site

Michael Buchan*

**Personal Real Estate Corporation*

Mitchell Knoepfel

604 647 5079

avisonyoung.com











Property Use Complaint

Case number: 101014500263

Case created: 2020-10-27, 03:14:00 PM

Channel: Phone

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Request Details

1. **Type of concern (if multiple concerns, select primary and provide details in question 2):**
Other
2. **If Other selected or there are multiple issues, provide details:**
Empty lot various garbage discarded all inside the property, as well as abandoned items.
5. **If Illegal Suite, is the suite(s) tenanted?**
6. **If Illegal Suite, do you believe the suite(s) could put someone's life in danger?**
7. **If a Rental Unit concern selected, was the landlord advised of the issue?**
11. **If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?"**
12. **(Don't ask, just record - did caller indicate they want a call back?)**
No
14. **VFRS - Is this a board-up request?**
15. **VFRS - Is this a report of "no business licence"?**

Additional Details

Contact Details

Name: s.22(1)
Address: s.22(1) Vancouver, s.22(1)
Address2:
Phone: s.22(1) Email:
Alt. Phone: Preferred contact method: Either

Case Notes

Photo

- no picture -

Property Use Complaint

Case number: 101014524511

Case created: 2020-11-05, 03:27:00 PM

Channel: Phone

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Address2:

Location name:

Original Address:

Request Details

1. **Type of concern (if multiple concerns, select primary and provide details in question 2):**
Messy or Overgrown Yard
2. **If Other selected or there are multiple issues, provide details:**
Vacant house with possible squatters. Lots of garbage and debris in the yard attracting rats. Has been empty for at least 4 years.
5. **If Illegal Suite, is the suite(s) tenanted?**
6. **If Illegal Suite, do you believe the suite(s) could put someone's life in danger?**
7. **If a Rental Unit concern selected, was the landlord advised of the issue?**
10. **Caller's daytime phone number:**
s.22(1)
11. **If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?"**
12. **(Don't ask, just record - did caller indicate they want a call back?)**
No
14. **VFRS - Is this a board-up request?**
15. **VFRS - Is this a report of "no business licence"?**

Additional Details

Contact Details

Name: s.22(1)
Address: s.22(1) Vancouver, s.22(1)
Address2:
Phone: s.22(1) Email:
Alt. Phone: Preferred contact method: Either

Case Notes

Photo

- no picture -

As Of: Jan 28, 2022 16:09:20

311 Case File Ref	101014500263
Brief Description	Empty house has garbage discarded all inside the property and abandoned items x 2 complaints
Business License Number	
Completed Date	
Description	Case File CF-2020-014973: Closed (Untidy Premises By-law - Empty house has garbage discarded all inside the property and abandoned items x 2 complaints) 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2 Jennifer Holloway, Property Use Inspector
dup_DefaultInvestigator	
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	
Processes	

Assign Investigation (Completed on Oct 28, 2020 15:11:18 by Ruby Parcon with
outcome "Assigned")

Perform Investigation (Completed on Nov 10, 2020 13:52:54 by Jennifer Holloway,

Jan 28, 2022 16:09:25

j_LMS_CaseFile (ObjectId 132848371)

Database: posprd

Case File: CF-2020-014973: Closed

Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Nov. 9/20 - inspection revealed that the vacant site is securely fenced to prevent entry onto the site, all doors and windows remain boarded up, no debris or overgrowth on site. See photos.

Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Document: 132848443

Document: 133356945

Document: 133544494

Enforcement Stream: Property Use

Investigator: Jennifer Holloway, Property Use Inspector

Parcel: 007-090-536 - Parcel: 506 W 27TH AVENUE, Vancouver, BC V5Z 2G2

**Property Use Complaint**

Case number: 101008311686

Case created: 2016-08-27, 11:57:00 AM

Incident Location

Address: 506 W 27TH AV, Vancouver, V5Z 2G2

Contact Details

Name: s.22(1)

Address: s.22(1) VANCOUVER, s.22(1)

Phone:

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|-----|---|--|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Vacant Open Building |
| 2. | If Other selected or there are multiple issues, provide details: | Also garbage strewn in the back of the garage and spilling into the lane, rats, and people keep breaking into the house. |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

Citizen advised that there may be a squatter in the house and call the police.

EN 122634**FYA to: Angelo Marrocco****FYI to:**

February 3, 2016

File Number: BG-2015-00068
Please refer: Denis Pouliotte
(604) 871-6630

PETER LANG DBA: IBI GROUP ARCHITECTS
700 - 1285 W PENDER ST
VANCOUVER, BC V6E4B1

Dear PETER LANG DBA:

**RE: Building Grades for LOT 9 BLOCK 720 DISTRICT LOT 526 PLAN 6539
LOT 8 BLOCK 720 DISTRICT LOT 526 PLAN 6539**

In response to your request for the above dated November 30, 2015, I am attaching our Plan BG-2015-00068 dated February 2nd 2016, showing the established elevations along the property lines of the above referenced property.

Building grades are supplied by the City to show the permanent design grade of the pavement, boulevard, sidewalk or other street improvements at the property line. If your development does not meet these grades exactly, it may not be possible to accommodate the differences on the City street. This means that any steps or ramps that would be required at your entrances, or any retaining structure required to support a grade difference at the property line, now or in the future, may have to be constructed entirely on your property and your expense. If your entrances are below the building grades we give you, then the City will not take responsibility for any surface water that may drain from the street or boulevard into your entrances.

To minimize grade differences, a continuous building grade is to be interpolated between the points given on the attached plan. All portions of your proposed development such as entrances, exits, walls, or pedestrian plazas, which will abut the City's sidewalk or boulevard, must meet this grade line. Any alterations required due to improper alignment with these grades will be at the expense of the owner. Therefore, please take this matter into consideration regarding the importance of grades.

In this regard, please ensure that all building grade elevations are shown on the development plans submitted for this property and show how your design elevations of all vehicle and pedestrian entrances, plazas, support structures and general site grading meet these grades. Any differences, of course, would mean that your development permit will be held up until a satisfactory explanation is forthcoming.

APPROXIMATION

The Building Grades are as follows:

- On Cambie Street - approximately 6cm higher than the concrete walk;
- On 27th Avenue - approximately 5cm higher than the concrete walk;
- On the Lane - approximately 5cm higher than the centreline.

Including a copy of the building grade drawing with your development permit drawings will assist us in processing your application more quickly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Denis Pouliotte', with a large, stylized loop at the top.

Denis Pouliotte
Signed on behalf of:
Jeff Moi, P.Eng.
Streets Engineer
Streets and Electrical Design

Attachment: Copy of Accepted Building Grade Plan



Gas Inspection | Final

Certificate of Inspection

Inspection Number: GP-2019-01088-01

Inspection Date: 26 Oct 2020

Inspector: Name: John Thompson, Plumbing/Gas and Sp
Office Hours:
Phone: (604) 506-5532

Address: 506 W 27TH AVENUE
Vancouver, BC V5Z 2G2

Contractor: Vital Plumbing And Heating Inc
884 BUTE ST
Unit 306
Vancouver, BC V6E 1Y5
Office: (604) 307-2676

Inspection Result: Final Inspection Performed

Comments: Boarded up abandoned house.
Fenced off and to be torn down

Inspection Checklist Details

● Other

Status: N/A

Deficiency:

Resolution Date:

Code Section:

Comments:

LONG TERM RENTAL PROPERTY APPLICATION

DATE: June 21, 2019

BUSINESS LOCATION: 4339 Cambie St, Vancouver, V5Z 2Y6
(include building #, street name(unit #), city, and postal code)

MAILING ADDRESS: s.22(1) Vancouver, BC s.22(1)
(only if different from business address)

TYPE OF BUSINESS:

Please select (✓) the type of rental property and indicate the # of rental units below.

(✓)		# of dwelling units	# of swimming pools	# of housekeeping units	# of sleeping units
	Apartment House				
	Apartment House Strata				
	Bed & Breakfast				
	Duplex				
	Laneway House				
	Multiple Dwelling				
	Non-Profit Housing Society # _____				
✓	One Family Dwelling				
	Pre -1956 Dwelling				
	Residential/Commercial				
	Secondary Suite				

**This business licence does not approve the property for Short Term Rental

BUSINESS/PROPERTY OWNER(S) INFORMATION: Please present one form of current photo identification upon application.
If a representative is applying for the business licence, a letter of authorization is required upon application.

First & Last Name	Business Phone #:	Home Phone #:	Cellular:
1. Amy Brasha Washington (AKA Feng Yun Shao)	604-336-3663		
2.			
3.			
4.			
Email: <u>accounting@washingtonproperties.ca</u>	I prefer my annual business licence renewal be sent by: <input type="checkbox"/> By Mail OR <input checked="" type="checkbox"/> By E-mail		

INCORPORATED OR LIMITED COMPANY NAME: (If Incorporated or limited, a copy of the certificate is required to process the licence.)

Prarda Developments Corporation

BC0987747

Incorporated or Limited Company Name

Certificate Number

APPLICANT STATEMENT

I/We the undersigned confirm as the business owner(s)/agent for the owner(s) that the above-noted information is correct and agree(s) to comply with ALL relevant provisions of the License By-law No. 4450 and other applicable City By-laws. It is also understood that the business owner(s) is/are responsible for the overall management of the business including staff while representing the owner's business. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation.

Signature

☐ Owner

☒ Representative

Hsueh Ching Hung

Print Last Name

June 21, 2019

Date

FEE: There will be a non-refundable application fee of \$58.00 plus a licence fee set out in Schedule A of License By-Law No. 4450.

** Please include a cheque payable to The City of Vancouver with your application

LICENCE DEPARTMENT USE ONLY

Classification: ONE FAMILY DWELLING

Licence Number: 19-258738

☐ Letter of Authorization sent to POSSE

February 3, 2016

File Number: BG-2015-00068
Please refer: Denis Pouliotte
(604) 871-6630

PETER LANG DBA: IBI GROUP ARCHITECTS
700 - 1285 W PENDER ST
VANCOUVER, BC V6E4B1

Dear PETER LANG DBA:

**RE: Building Grades for LOT 9 BLOCK 720 DISTRICT LOT 526 PLAN 6539
LOT 8 BLOCK 720 DISTRICT LOT 526 PLAN 6539**

In response to your request for the above dated November 30, 2015, I am attaching our Plan BG-2015-00068 dated February 2nd 2016, showing the established elevations along the property lines of the above referenced property.

Building grades are supplied by the City to show the permanent design grade of the pavement, boulevard, sidewalk or other street improvements at the property line. If your development does not meet these grades exactly, it may not be possible to accommodate the differences on the City street. This means that any steps or ramps that would be required at your entrances, or any retaining structure required to support a grade difference at the property line, now or in the future, may have to be constructed entirely on your property and your expense. If your entrances are below the building grades we give you, then the City will not take responsibility for any surface water that may drain from the street or boulevard into your entrances.

To minimize grade differences, a continuous building grade is to be interpolated between the points given on the attached plan. All portions of your proposed development such as entrances, exits, walls, or pedestrian plazas, which will abut the City's sidewalk or boulevard, must meet this grade line. Any alterations required due to improper alignment with these grades will be at the expense of the owner. Therefore, please take this matter into consideration regarding the importance of grades.

In this regard, please ensure that all building grade elevations are shown on the development plans submitted for this property and show how your design elevations of all vehicle and pedestrian entrances, plazas, support structures and general site grading meet these grades. Any differences, of course, would mean that your development permit will be held up until a satisfactory explanation is forthcoming.

APPROXIMATION

The Building Grades are as follows:

- On Cambie Street - approximately 6cm higher than the concrete walk;
- On 27th Avenue - approximately 5cm higher than the concrete walk;
- On the Lane - approximately 5cm higher than the centreline.

Including a copy of the building grade drawing with your development permit drawings will assist us in processing your application more quickly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Denis Pouliotte', with a large, stylized loop at the top.

Denis Pouliotte
Signed on behalf of:
Jeff Moi, P.Eng.
Streets Engineer
Streets and Electrical Design

Attachment: Copy of Accepted Building Grade Plan

REGISTERED AND REGULAR MAIL

November 20, 2020
CF-2020-014972

PRARDA DEVELOPMENTS CORP
4491 CAMBIE ST
VANCOUVER BC V5Z 2Y8

Contact Person:

Jennifer Holloway
Property Use Inspector
604-673-8401
jennifer.holloway@vancouver.ca

ORDER

RE: 4339 CAMBIE STREET

On November 9, 2020, a Property Use Inspector conducted an inspection of the above-cited property and reported the following violations of Untidy Premises By-law No. 4548 (the By-law):

- There is an accumulation of garbage/debris in the rear yard, resulting in the property being in an untidy condition, consisting of but not limited to; wood, domestic garbage and litter, cement blocks, metal pieces, etc.

It was further reported that the grass and weeds in the front, side and rear yards are overgrown and not in keeping with the prevailing neighbourhood.

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

Section 6(1) Where the owner or occupier of any real property fails to remove from such property any accumulation of rubbish, discarded materials, garbage, ashes or filth, or fails to keep the said property cleared of weeds, brush, trees, or other growths, or is otherwise in breach of this By-law, the Director of Licenses and Inspections may cause a notice to be served upon the owner of the real property requiring such owner to remedy the condition within ten days. Any such order shall be sufficiently served upon the owner by sending the same by return registered mail to the address shown on the current year's real-property assessment roll.

Section 6(2) In the event of default by the owner in remedying the condition within the time limited, as specified in the notice referred to in subsection (1) hereof, the Director of Licenses and Inspections and any person authorized by the Director of Licenses and Inspections may enter upon the real property for the purpose of remedying the condition

referred to in the said notice. The costs incurred in carrying out any work pursuant to this subsection shall be recoverable by the City from the owner by action in any Court of competent jurisdiction, or, in the alternative, if the costs and expenses incidental to the work are not paid to the City by the owner within thirty days after a demand for payment has been sent to the owner, the Director of Finance may cause such costs to be added to and form part of the taxes payable in respect of that parcel of real property.

Therefore, pursuant to Section 6(1) of the By-law, you are ordered to remove all the garbage/debris from the rear yard and cut the overgrown grass and weeds from the front, side and rear yards **within 10 days of the date of this order**, and to thereafter maintain the site in a tidy condition.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 6(2) of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

Please note, secured gates and entry ways are subject to having locks cut off in order to permit access for the purpose of enforcing the By-law.

The average cost for this type of work is currently up to \$5000. Furthermore, if any materials found during the clean-up require special handling or disposal methods (e.g. solvents, asbestos, grease, etc.), the cost of the clean-up will likely increase and you will be responsible for the added costs.

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

We thank you in advance for contributing to the livability of our community by making Vancouver a cleaner, safer and healthier City. For questions or concerns please contact Jennifer Holloway, Property Use Inspector at 604-673-8401 or via email at jennifer.holloway@vancouver.ca.

Sincerely,



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

Copy: Posted on Building

Prarda Developments Corporation
835 Eyremount Dr
West Vancouver BC V7S 2A8

Property Use Complaint

Case number: 101014500221

Case created: 2020-10-27, 03:09:00 PM

Channel: Phone

Incident Location

Address: 4339 CAMBIE ST, Vancouver, V5Z 2Y6

Address2:

Location name:

Original Address:

Request Details

1. **Type of concern (if multiple concerns, select primary and provide details in question 2):**
Other
2. **If Other selected or there are multiple issues, provide details:**
Empty lot various garbage discarded all inside the property, as well as abandoned items.
5. **If Illegal Suite, is the suite(s) tenanted?**
6. **If Illegal Suite, do you believe the suite(s) could put someone's life in danger?**
7. **If a Rental Unit concern selected, was the landlord advised of the issue?**
11. **If VFRS reporting board-up ask: "Is it a vacant unsecure home that you have come across?"**
12. **(Don't ask, just record - did caller indicate they want a call back?)**
No
14. **VFRS - Is this a board-up request?**
15. **VFRS - Is this a report of "no business licence"?**

Additional Details

Contact Details

Name: s.22(1)
Address: s.22(1) Vancouver, s.22(1)
Address2:
Phone: s.22(1) Email:
Alt. Phone: Preferred contact method: Either

Case Notes

Photo

- no picture -

Folio: 170-714-31-0000

Civic: 4339 CAMBIE ST

Size: 67.5 150 WIDTH/DEPTH

Pid: 003-650-278

Legal: LT 9 BLK 720 PL VAP6539 DL 526 NWD

Owner: PRARDA DEVELOPMENTS CORP

4491 CAMBIE ST

VANCOUVER BC V5Z 2Y8

(CA3876993)

As Of: Jan 28, 2022 16:50:07

Case File: CF-2020-014972: Closed

311 Case File Ref	101014500221
Brief Description	Empty lot has garbage discarded all inside the property and abandoned items
Business License Number	
Completed Date	
Description	Case File CF-2020-014972: Closed (Untidy Premises By-law - Empty lot has garbage discarded all inside the property and abandoned items) 4339 CAMBIE STREET, Vancouver, BC V5Z 2Y6
dup_DefaultInvestigator	Jennifer Holloway, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	
STR CD	
Violation Updated Date	Dec 9, 2020 16:28:11

Notes

Processes

Assign Investigation (Completed on Oct 28, 2020 15:08:12 by Ruby Parcon with outcome "Assigned")

Perform Investigation (Completed on Nov 19, 2020 08:17:16 by Jennifer Holloway, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

10 Day Untidy Order

Findings Nov. 9/20 - inspection revealed that the front and rear yards are overgrown and contain debris, UT order required. Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Violations: VI-2020-06482

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

The front, side and rear yards are overgrown with grass/weeds and the rear yard contains debris and discarded items (ie. wood, domestic garbage and litter, cement blocks, metal pieces, etc.)

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

2

Resolution Date

Dec 8, 2020 00:00:00

Resolve By Date

Dec 8, 2020 00:00:00

Result

Corrected

Special Instructions

10 Day Untidy Order

Violation Date

Nov 9, 2020 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Send Notification (Completed on Nov 19, 2020 12:52:00 by Gina D'Amico with outcome "Action Required")

Actual Start Date

Comments

Date Completed

Nov 19, 2020 12:52:00

Description

Jen, please provide what the front and rear yards are overgrown with and a list of the debris.

10 Day Untidy Order

Follow-up Investigation Date

Nov 19, 2020 00:00:00

Outcome

Action Required

Route Order

Scheduled Complete Date

Scheduled Start Date

Nov 19, 2020 08:17:16

Staff Assigned Id List

Assignments

Gina D'Amico

Relationships

Shadow Process: 133996418

Referenced ObjectId

133996415

Perform Investigation (Completed on Nov 19, 2020 14:21:17 by Jennifer Holloway, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

10 Day UT order

Findings

Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Violations: VI-2020-06482

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	The front, side and rear yards are overgrown with grass/weeds and the rear yard contains debris and discarded items (ie. wood, domestic garbage and litter, cement blocks, metal pieces, etc.)
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	2
Resolution Date	Dec 8, 2020 00:00:00
Resolve By Date	Dec 8, 2020 00:00:00
Result	Corrected
Special Instructions	10 Day Untidy Order
Violation Date	Nov 9, 2020 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Send Notification (Completed on Nov 20, 2020 08:24:29 by Gina D'Amico with outcome "Order Sent")

Actual Start Date	
Comments	
Date Completed	Nov 20, 2020 08:24:29
Description	10 Day Untidy Order
Follow-up Investigation Date	Nov 23, 2020 00:00:00
Outcome	Order Sent
Route Order	

Scheduled Complete Date

Scheduled Start Date

Nov 19, 2020 14:21:17

Staff Assigned Id List

Assignments

Gina D'Amico

Relationships

Shadow Process: 134040010

Referenced ObjectId

134040009

Relationships

Letter: 134064430 : CE - PUI - Untidy Orders

Perform Investigation (Completed on Nov 20, 2020 15:28:22 by Jennifer Holloway, Property Use Inspector with outcome "Follow-up Investigation Scheduled") Additional

Instructions

Comments

Description

Nov. 20/20 - Order posted on front door

Findings

Nov. 20/20 - Posted order on front door at 10:40am.

Re-investigation Date

Dec 1, 2020 00:00:00

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Violations: VI-2020-06482

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

The front, side and rear yards are overgrown with grass/weeds and the rear yard contains debris and discarded items (ie. wood, domestic garbage and litter, cement blocks, metal pieces, etc.)

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	2
Resolution Date	Dec 8, 2020 00:00:00
Resolve By Date	Dec 8, 2020 00:00:00
Result	Corrected
Special Instructions	10 Day Untidy Order
Violation Date	Nov 9, 2020 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Perform Investigation (Completed on Dec 9, 2020 16:28:11 by Jennifer Holloway, Property Use Inspector with outcome "Infraction(s) Cleared")

Additional Instructions

Comments

Description

Dec. 8/20 - yards cut and debris removed

Findings Dec. 8/20 - yards have all been cut and all yards have been cleared of debris and garbage. See photos in the H: drive. Violation cleared. Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Violations: VI-2020-06482

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

The front, side and rear yards are overgrown with grass/weeds and the rear yard contains debris and discarded items (ie. wood, domestic garbage and litter, cement blocks, metal pieces, etc.)

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	2
Resolution Date	Dec 8, 2020 00:00:00
Resolve By Date	Dec 8, 2020 00:00:00
Result	Corrected
Special Instructions	10 Day Untidy Order
Violation Date	Nov 9, 2020 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Relationships

Document: 132847927

Document: 134065213

Document: 134066136

Enforcement Stream: Property Use

Investigator: Jennifer Holloway, Property Use Inspector

Letter: 133995629 : CE - Investigation Report (PUI)

Description	CE - Investigation Report (PUI)
File Extension	docm
File Name	
File Size	

Revisions

Revision 1 created on Nov 19, 2020 07:58:46 by
Jennifer Holloway, Property Use Inspector

Relationships

Shadow Process: 132847850

Parcel: 003-650-278 - Parcel: 4339 CAMBIE STREET,
Vancouver, BC V5Z 2Y6

Violation: VI-2020-06482

Assess Fine on NOV?	N
---------------------	---

Assess Fine on Order?	N
-----------------------	---

Description	The front, side and rear yards are overgrown with grass/weeds and the rear yard contains debris and discarded items (ie. wood, domestic garbage and litter, cement blocks, metal pieces, etc.)
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	2
Resolution Date	Dec 8, 2020 00:00:00
Resolve By Date	Dec 8, 2020 00:00:00
Result	Corrected
Special Instructions	10 Day Untidy Order
Violation Date	Nov 9, 2020 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

CITY OF
VANCOUVER

RECEIVED

JUL 23 2020

LICENCE OFFICE

LONG TERM RENTAL PROPERTY APPLICATION

3144
Development, Buildings and Licensing
Licence Office
515 West 10th Avenue
Vancouver, BC V5Z 4A8
licenceoffice@vancouver.ca

DATE: July 22, 2020

cdn Passport: Washington, Amy Barsha

BUSINESS LOCATION: 4361 Cambie St. Vancouver, BC V5Z 2Y6

(Include building #, street name(unit #), city, and postal code)

MAILING ADDRESS:

s.22(1) Vancouver, BC s.22(1)

(only if different from business address)

TYPE OF BUSINESS:

Please select (✓) the type of rental property and indicate the # of rental units below.

(✓)		# of dwelling units	# of swimming pools	# of housekeeping units	# of sleeping units
	Apartment House				
	Apartment House Strata				
	Bed & Breakfast				
	Duplex				
	Laneway House				
	Multiple Dwelling				
	Non-Profit Housing Society #				
v	One Family Dwelling				
v	Pre -1956 Dwelling				
✓	Residential/Commercial				
	Secondary Suite				

**This business licence does not approve the property for Short Term Rental

BUSINESS/PROPERTY OWNER(S) INFORMATION: Please present one form of current photo identification upon application.
If a representative is applying for the business licence, a letter of authorization is required upon application.

First & Last Name	Business Phone #:	Home Phone #:	Cellular:
1. Amy Barsha Washington (Director of the corporation owner)	604-336-3663		
2.			
3.			
4.			
Email: Amy@washingtonproperties.ca	I prefer my annual business licence renewal be sent by: <input checked="" type="checkbox"/> By Mail OR <input type="checkbox"/> By E-mail		

INCORPORATED OR LIMITED COMPANY NAME: (if incorporated or limited, a copy of the certificate is required to process the licence.)

1094321 BC Ltd

BC1094321

Incorporated or Limited Company Name

Certificate Number

APPLICANT STATEMENT

I/We the undersigned confirm as the business owner(s)/agent for the owner(s) that the above-noted information is correct and agree(s) to comply with ALL relevant provisions of the License By-law No. 4450 and other applicable City By-laws. It is also understood that the business owner(s) is/are responsible for the overall management of the business including staff while representing the owner's business. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation.

Signature

☐ Owner☒ Representative

Hung, Hsueh Ching

Print Last Name

July 22, 2021

Date

jessie@washingtonproperties.ca

FEE: There will be a non-refundable application fee of \$60.00 plus a licence fee set out in Schedule A of License By-Law No. 4450.

** Please include a cheque payable to The City of Vancouver with your application

LICENCE DEPARTMENT USE ONLY

Classification: Pre 1956 dwelling

Licence Number: 20-291464

☐ Letter of Authorization sent to POSSE



Development, Buildings and Licensing
Licence Office
licenceoffice@vancouver.ca

BCDL: Hung, Hsueh Ching

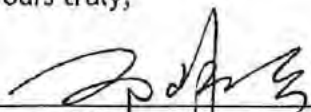
AUTHORIZATION LETTER FOR REPRESENTATIVE

DATE: July 22, 2020

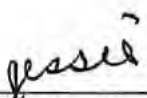
I, Amy Barsha Washington hereby give authorization to Hsueh Ching Hung
Print your Name Representative's Name
to complete and submit the Business Licence application for 1093421 BC Ltd
Owner/Company Name
located at 4361 Cambie St, Vancouver, BC V5Z 2Y6
Business Location

I ensure that the representative has substantial knowledge about the nature of the business and will provide credible information when and if necessary for the processing of the Business Licence.

Yours truly,



Owner/Director Signature



Representative Signature

604-336-3663

Owner/Director Phone Number

amy@washingtonproperteis.ca

Owner/Director Email

604-336-3663

Representative Phone Number

jessie@washingtonproperteis.ca

Representative Email

REGISTERED AND REGULAR MAIL

November 19, 2020
CF-2020-015581

1094321 B C LTD
s.22(1)

Contact Person:

Jennifer Holloway
Property Use Inspector
604-673-8401
jennifer.holloway@vancouver.ca

ORDER

RE: 4361 CAMBIE STREET

On November 9, 2020, a Property Use Inspector conducted an inspection of the above-cited property and reported the following violations of Untidy Premises By-law No. 4548 (the By-law):

- There is an accumulation of garbage/debris in the rear yard, resulting in the property being in an untidy condition, consisting of but not limited to; wood pallets, plant pots, signs, old furniture, lamp, brick/rocks, metal pieces, branches, etc.

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

Section 6(1) Where the owner or occupier of any real property fails to remove from such property any accumulation of rubbish, discarded materials, garbage, ashes or filth, or fails to keep the said property cleared of weeds, brush, trees, or other growths, or is otherwise in breach of this By-law, the Director of Licenses and Inspections may cause a notice to be served upon the owner of the real property requiring such owner to remedy the condition within ten days. Any such order shall be sufficiently served upon the owner by sending the same by return registered mail to the address shown on the current year's real-property assessment roll.

Section 6(2) In the event of default by the owner in remedying the condition within the time limited, as specified in the notice referred to in subsection (1) hereof, the Director of Licenses and Inspections and any person authorized by the Director of Licenses and Inspections may enter upon the real property for the purpose of remedying the condition referred to in the said notice. The costs incurred in carrying out any work pursuant to this subsection shall be recoverable by the City from the owner by action in any Court of competent jurisdiction, or, in the alternative, if the costs and expenses incidental to the

work are not paid to the City by the owner within thirty days after a demand for payment has been sent to the owner, the Director of Finance may cause such costs to be added to and form part of the taxes payable in respect of that parcel of real property.

Therefore, pursuant to Section 6(1) of the By-law, you are ordered to remove all the garbage/debris from the rear yard **within 10 days of the date of this order**, and to thereafter maintain the site in a tidy condition.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 6(2) of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

Please note, secured gates and entry ways are subject to having locks cut off in order to permit access for the purpose of enforcing the By-law.

The average cost for this type of work is currently up to \$5000. Furthermore, if any materials found during the clean-up require special handling or disposal methods (e.g. solvents, asbestos, grease, etc.), the cost of the clean-up will likely increase and you will be responsible for the added costs.

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

We thank you in advance for contributing to the livability of our community by making Vancouver a cleaner, safer and healthier City. For questions or concerns please contact Jennifer Holloway, Property Use Inspector at 604-673-8401 or via email at jennifer.holloway@vancouver.ca.

Sincerely,



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

Copy: Posted on Building

1094321 BC Ltd
#550 – 1130 W Pender St
Vancouver BC V6E 4A4

As Of: Jan 28, 2022 16:55:02

Case File: CF-2020-015581: Closed

311 Case File Ref	
Brief Description	Debris in yards
Business License Number	
Completed Date	
Description	Case File CF-2020-015581: Closed (Untidy Premises By-law - Debris in yards) 4361 CAMBIE STREET, Vancouver, BC V5Z 2Y6
dup_DefaultInvestigator	Jennifer Holloway, Property Use Inspector
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Routine/Observation in the Field
Relationship	
STR CD	
Violation Updated Date	Nov 26, 2020 09:41:39

Processes

- Assign Investigation (Completed on Nov 10, 2020 09:19:58 by Jennifer Holloway, Property Use Inspector with outcome "Assigned")
- Perform Investigation (Completed on Nov 19, 2020 07:45:08 by Jennifer Holloway, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Violations: VI-2020-06481

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Rear yard contains debris and discarded materials, (ie. wood, pallets, plant pots, signs, old furniture, lamp, bricks/rocks, metal pieces, branches, etc.)

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

2

Resolution Date

Nov 24, 2020 00:00:00

Resolve By Date

Dec 1, 2020 00:00:00

Result

Corrected

Special Instructions

10 Day Untidy Order

Violation Date

Nov 9, 2020 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Send Notification (Completed on Nov 19, 2020 12:06:40 by Gina D'Amico with outcome "Order Sent")

Actual Start Date

Comments

Date Completed

Nov 19, 2020 12:06:40

Description

10 Day Untidy Order

Follow-up Investigation Date

Nov 20, 2020 00:00:00

Outcome

Order Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Nov 19, 2020 07:45:08

Staff Assigned Id List

Assignments

Gina D'Amico

Relationships

Shadow Process: 133995229

Referenced ObjectId

133995226

Relationships

Letter: 134018905 : CE - PUI - Untidy Orders

Perform Investigation (Completed on Nov 20, 2020 15:41:54 by Jennifer Holloway, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Nov. 20/20 - order posted on front door

Findings

Nov. 20/20 - Order posted on the front door at 10:45am.

Nov. 20/20 - Received a phone message from s.22(1) confirming that s.22(1) had received the Legal Notice posted on s.22(1) door. s.22(1)

Re-investigation Date

Dec 1, 2020 00:00:00

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

Relationships

Violations: VI-2020-06481

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	Rear yard contains debris and discarded materials, (ie. wood, pallets, plant pots, signs, old furniture, lamp, bricks/rocks, metal pieces, branches, etc.)
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	2
Resolution Date	Nov 24, 2020 00:00:00
Resolve By Date	Dec 1, 2020 00:00:00
Result	Corrected
Special Instructions	10 Day Untidy Order
Violation Date	Nov 9, 2020 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Perform Investigation (Completed on Nov 26, 2020 09:41:39 by Jennifer Holloway, Property Use Inspector with outcome "Infraction(s) Cleared")

Additional Instructions

Comments

Description

Findings

removed, violation cleared. Re-investigation Date

Route Order

Assignments

Jennifer Holloway, Property Use Inspector

see note in findings

Nov 24/20 - received a phone call from the tenant of the home, s.22(1) advised that s.22(1) had cleaned up the debris in the rear yard. Inspection today confirmed that all debris has been

Relationships

Violations: VI-2020-06481

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Rear yard contains debris and discarded materials, (ie. wood, pallets, plant pots, signs, old furniture, lamp, bricks/rocks, metal pieces, branches, etc.)

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

2

Resolution Date

Nov 24, 2020 00:00:00

Resolve By Date

Dec 1, 2020 00:00:00

Result

Corrected

Special Instructions

10 Day Untidy Order

Violation Date

Nov 9, 2020 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Relationships

Document: 134021282

Document: 134022610

Enforcement Stream: Property Use

Investigator: Jennifer Holloway, Property Use Inspector

Letter: 133994296 : CE - Investigation Report (PUI)

Description

CE - Investigation Report (PUI)

File Extension

docm

File Name

File Size

Revisions

Revision 1 created on Nov 19, 2020 07:00:27 by Jennifer Holloway, Property Use Inspector

Relationships

Shadow Process: 133502452

Parcel: 010-871-438 - Parcel: 4361 CAMBIE STREET, Vancouver, BC V5Z 2Y6

Violation: VI-2020-06481

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Rear yard contains debris and discarded materials, (ie. wood, pallets, plant pots, signs, old furniture, lamp, bricks/rocks, metal pieces, branches, etc.)

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

2

Resolution Date

Nov 24, 2020 00:00:00

Resolve By Date

Dec 1, 2020 00:00:00

Result

Corrected

Special Instructions

10 Day Untidy Order

Violation Date

Nov 9, 2020 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

BUSINESS LICENCE CHANGE OF INFORMATION

DATE: 02/28/2020

PART 1: EXISTING LICENCE INFORMATION - Complete ALL fields.

Business Licence No.(s): 20-109491	Business Name on Existing Licence: (Sole Proprietor, Partnership, or BC Incorporated Company Name) HEIDI ARIANA IAMMARTEO
Business Address on Existing Licence: s.22(1)	

PART 2: NEW COMPANY INFORMATION - Provide NEW information ONLY.

<input checked="" type="checkbox"/> NEW Business Name: (Sole Proprietor, Partnership, or BC Incorporated Company Name) ARIANA H H IAMMARTEO	BC Corporation/Society or Extra Provincial Company/ Society Registration No.:
--	--

<input type="checkbox"/> NEW Trade Name/Doing Business As: City Photoshoot Tours	
---	--

<input type="checkbox"/> NEW Business Type:	<input type="checkbox"/> NEW Mailing Address: 4387 Cambie St. V5Z 2Y6
---	--

Business Phone No.: (required) 514 576 0438	Business Email Address: ana.iammarteo@gmail.com	I prefer my annual business licence renewal be sent: <input type="checkbox"/> By Mail <input checked="" type="checkbox"/> By E-mail
--	--	--

PART 3: CONDITIONS OF A HOME BASED BUSINESS - Applicable to Vancouver Home Based Business Locations ONLY

- ☐ N/A - Out of Town OR Vancouver Commercial/Industrial Business Location - Proceed to Part 4 of this form.
- **Home-based business** means a craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit (residence), and must only be conducted within the principal building on the site.
1. A home-based business allows a portion of the residence to be used for a craft and/or occupation for administration purposes only (mailing and telephone).
 2. No clients are permitted to attend the premise at anytime.
 3. No partnerships and/or employees are permitted to engage in the running of the business from this residence.
 4. No person other than one resident member of the family occupying the residence shall be engaged in the home-based business on the premises.
 5. No more than three (3) home-based business licenses shall be issued for one residence.
 6. Where located in a residential building, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal and approved residential use (no signage permitted).
 7. No products or materials shall be sold from or within the residence.
 8. No products, materials, or equipment shall be stored outside of the residence, or any accessory building on the property.
 9. No offensive noise, odor, vibration, smoke, heat or other objectionable effect shall be produced.

I do not require a space in a commercial building to carry on this business and wish to use my place of residence as my business address. If I am not the owner of the dwelling unit, I have discussed and received permission to operate the home-based business from the property owner/manager

The information provided may be shared in accordance with the Freedom of Information Act.

I understand and agree to the above noted terms, regulations and conditions.

Business Owner/ Resident Initials: 

PART 4: NEW BUSINESS LOCATION INFORMATION - Complete ALL Fields.

<input type="checkbox"/> NEW Business Name: (Vancouver P.O. Box not permitted)	BC Corporation/Society or Extra Provincial Company/Society Registration No.:
Copies of BC Registration Documents Required for your record	
<input type="checkbox"/> NEW Business Address: 4387 CAMBIE ST	Business Location Type: <input type="checkbox"/> Vancouver Commercial/Industrial Premise <input type="checkbox"/> Vancouver Home Based /Residential Premise <input type="checkbox"/> Owner of the property • Tenant of the property <input type="checkbox"/> Out of Town (proceed to PART 5 of this form)

Provide information for your Vancouver business location:

_____ Total # of regular & part-time employees (including business owner) at business location
_____ Total # of company &/or employee vehicles at business location
_____ Total square footage of business location

Provide information for your Vancouver commercial/industrial premise location:

☐ N/A-Vancouver Home Based/Residential proceed to PART 3 of this form
_____ Occupancy date of commercial/industrial business location
☐ YES + NO Are you sharing space with another company at the commercial/industrial business location?
☐ YES + NO Will you be/have you performed any structural alterations to the commercial/industrial business location?
_____ Building/development permit No.(s). _____ Occupancy permit no. _____
_____ Total # of coin operated vending machines. _____ Total # of bank/ATM machines _____
_____ Restaurants: Total # interior seats. _____ Total # of exterior seats _____

Do you have a program in place to separate and recycle the following items: (*check only if your business does not generate this type of material)

Compostable organics – food scraps, yard trimmings, clean wood waste? ☐ YES ☐ NO ☐ DON'T CREATE* ☐ UNKNOWN
Recycling – paper, cardboard, glass/plastic/metal containers? ☐ YES ☐ NO ☐ DON'T CREATE* ☐ UNKNOWN

PART 5: APPLICANT STATEMENT

I/We the undersigned confirm as the business owner(s)/agent for the owner(s) that the above noted information is correct and agree to comply with ALL relevant provisions of the Licence By-law No. 4450 and other applicable City By-laws. It is also understood that the business owner(s) is/are responsible for the overall management of the business including staff while representing the owner(s) business. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation. The information provided may be shared in accordance with the Freedom of Information Act.

Print Name Ariana Jammatteo Signature _____
First Last ☒ Owner/Director ☐ Representative/Agent

PART 6: PAYMENT OF FEES

Fee(s) will be charged for each licence for the following changes as per Schedule "B" of Licence By-Law No.4450 Please include payment with this document. If payment is not included, an invoice will be sent to you.

X2 \$10.00 Change of Business Name &/or Trade Name/Doing Business As
\$25.00 Change of Business Address
\$10.00 Change of Licence Type

LICENCE DEPARTMENT USE ONLY

APPROVALS REQUIRED ☐ ZONING ☐ BUILDING ☐ POLICE ☐ HEALTH

CLASSIFICATION(S): 1. OF OFFICE

LICENCE NUMBER 20109491

2. _____ LICENCE NUMBER _____



LONG TERM RENTAL PROPERTY APPLICATION

DATE: July 22, 2020

cdn Passport: Washington, Amy Barsha

BUSINESS LOCATION:	4387 Cambie St. Vancouver, BC V5Z 2Y6
<small>(Include building #, street name(unit #), city, and postal code)</small>	
MAILING ADDRESS:	S.22(1) Vancouver, BC S.22(1)
<small>(only if different from business address)</small>	

TYPE OF BUSINESS:

Please select (✓) the type of rental property and indicate the # of rental units below.

(✓)		# of dwelling units	# of swimming pools	# of housekeeping units	# of sleeping units
	Apartment House				
	Apartment House Strata				
	Bed & Breakfast				
	Duplex				
	Laneway House				
	Multiple Dwelling				
	Non-Profit Housing Society #				
v	One Family Dwelling				
v	Pre -1956 Dwelling				
✓	Residential/Commercial				
	Secondary Suite				

****This business licence does not approve the property for Short Term Rental**

BUSINESS/PROPERTY OWNER(S) INFORMATION: Please present one form of current photo identification upon application. If a representative is applying for the business licence, a letter of authorization is required upon application.

First & Last Name	Business Phone #:	Home Phone #:	Cellular:
1. Amy Barsha Washington (Director of the corporation owner)	604-336-3663		
2.			
3.			
4.			
Email: Amy @washingtonproperties.ca	I prefer my annual business licence renewal be sent by: <input checked="" type="checkbox"/> By Mail OR <input type="checkbox"/> By E-mail		

INCORPORATED OR LIMITED COMPANY NAME: (If incorporated or limited, a copy of the certificate is required to process the licence.)

1094321 BC Ltd

BC1094321

Incorporated or Limited Company Name

Certificate Number

APPLICANT STATEMENT

I/We the undersigned confirm as the business owner(s)/agent for the owner(s) that the above-noted information is correct and agree(s) to comply with ALL relevant provisions of the License By-law No. 4450 and other applicable City By-laws. It is also understood that the business owner(s) is/are responsible for the overall management of the business including staff while representing the owner's business. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation.

Signature Jessie
☐ Owner ☒ Representative

Hung, Hsueh Ching
Print Last Name

July 22, 2021
Date

jessie@washingtonproperties.ca

FEE: There will be a non-refundable application fee of \$60.00 plus a licence fee set out in Schedule A of License By-Law No. 4450.

** Please include a cheque payable to The City of Vancouver with your application

LICENCE DEPARTMENT USE ONLY

Classification: Pre 1956 - 1FD

Licence Number: 20-291457

☐ Letter of Authorization sent to POSSE



Development, Buildings and Licensing
Licence Office
licenceoffice@vancouver.ca

BCDL: Hung, Hsueh Ching

AUTHORIZATION LETTER FOR REPRESENTATIVE

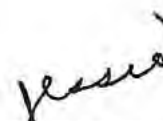
DATE: July 22, 2020

I, Amy Barsha Washington hereby give authorization to Hsueh Ching Hung
Print your Name Representative's Name
to complete and submit the Business Licence application for 1093421 BC Ltd
Owner/Company Name
located at 4387 Cambie St, Vancouver, BC V5Z 2Y6
Business Location

I ensure that the representative has substantial knowledge about the nature of the business and will provide credible information when and if necessary for the processing of the Business Licence.

Yours truly,


Owner/Director Signature


Representative Signature

604-336-3663

Owner/Director Phone Number

amy@washingtonproperteis.ca

Owner/Director Email

604-336-3663

Representative Phone Number

jessie@washingtonproperteis.ca

Representative Email