

File No.: 04-1000-20-2022-093

June 14, 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 February 22, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Records regarding Van Dragon Chinese Seafood Restaurant at 2163 East Hastings Street and the business owner Van Dragon Chinese Seafood Restaurant Ltd., specifically:

- 1. Defect notices issued to the business or the premises;**
- 2. Records of contravention, violation, or non-compliance of any City of Vancouver by-laws, rules, or regulations;**
- 3. Records of issued notices, demands, orders, or requests to comply or works to be completed;**
- 4. Records of outstanding orders or works to be completed;**
- 5. Records of notices, demands, or requests for payment issued; and**
- 6. Records regarding outstanding payments payable by the business or business owner.**

Date range: November 1, 2014 to February 21, 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

*Please note, the Chief Licence Inspector of Development, Buildings and Licensing and the Supervisor, Accounting Operations of Finance, Risk and Supply Management confirm there are no responsive records for part six of your request.

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 (#04-1000-20-2022-093); 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)

:ma



Property Use Inspection Report

IR Number	UI 59211	EN Number	EN 122716	Date of Inspection (yyyy/mm/dd)	2016/08/26
Main Address	2163 E Hastings St			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	
Owner	0782545 BC Ltd			Permit Number	
Agent				Approved Use of Building/Land	N/A
District Zone	C-2C1			Present Use of Building/Land	N/A
Business License					

Reason for Inspection Routine - Graffiti

Narrative/Observations

Inspection today revealed that the east side, front windows and the rear of the building have been defaced with graffiti.

There is a large white tag that has been spray painted on the brick exterior located on the east side of the building.

There is a large white tag and one green tag that have been spray painted on the front windows.

There is a blue tag that has been spray painted on the brick exterior located at the rear of the building.

Requirements

Violation of Section 6 - Graffiti By-law #7343.

Recommendations

1st Graffiti Letter to RO to remove graffiti within 14 days.

Photos Taken? ☒ Yes ☐ No

Date Report Made: September 1, 2016

Charlene Cranton
Inspector's Name

For Manager or Supervisor Use Only

File: ☐ Approval / Use ☒ Enforcement ☐ Project / Permit



FYA to: Gina D'Amico

FYI to:


Sy Jung

Manager / Supervisor

IR Number UI 59211 EN Number EN 122716 Date of Inspection (yyyy/mm/dd) 2016/08/26

Photo	Description
	<p>Photo #1 - showing a white and green tag that have been spray painted on the front windows</p>
	<p>Photo #2 - showing the white tag that has been spray painted on the brick exterior located on the east side of the building</p>

IR Number UI 59211 EN Number EN 122716 Date of Inspection (yyyy/mm/dd) 2016/08/26

Photo	Description
	<p>Photo #3 - showing the blue tag that has been spray painted on the brick exterior located at the rear of the building</p>

September 15, 2016

PLEASE REFER TO:

C. Cranton
Property Use Inspector
Property Use Branch
at 604.871.6922
charlene.cranton@vancouver.ca
UI59211 EN122716

0782545 BC Ltd.

s.22(1)

Dear Sir/Madam:

RE: 2163 East Hastings Street

A recent inspection of your property at the above location revealed that graffiti has been placed on the property, as described below:

LOCATIONS: EAST SIDE OF BUILDING;
FRONT WINDOWS OF BUILDING; AND
REAR OF BUILDING.

For your information, the Graffiti By-law requires owners or occupants to remove graffiti quickly and consistently whenever it appears, thereby not allowing graffiti to accumulate on the property. Under Section 7 of the By-law, the City has the authority to hire a contractor to remove graffiti from any property at the cost of the owner, where the owner defaults in removing the graffiti after receiving notice from the City.

The City of Vancouver is committed to working with the community to deal with this issue. Please see the enclosed leaflet regarding the City's Graffiti Management Program, which contains information on graffiti removal assistance for property owners on how to obtain a free paint kit, and information from the Vancouver Police Department.

Your co-operation in attending to this matter is greatly appreciated. Please ensure that the graffiti has been removed from your property ON OR BEFORE SEPTEMBER 29th, 2016. Should you wish to discuss the matter further, please call me at 604.871.6922.

Yours truly,



C. Cranton
Property Use Inspector

CC/dlb

Enclosure

Diary? No Yes X
Tot C. Cranton
Dates: Sept. 30/16 Inls: 10B

Folio: 590-259-95-0000

Pid: 008-869-294

Civic: 2163 HASTINGS ST E

Legal: LT 9 BLK 40 PL VAP178 DL 184 NWD

Size: 99 122 WIDTH/DEPTH

Owner: 0782545 BC LTD

s.22(1)

(BB422538)

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

C. Cranton
Property Use Inspector
Property Use Branch
at 604.871.6922
charlene.cranton@vancouver.ca
CF-2016-000660

November 1, 2016

ORDER

0782545 BC Ltd.

s 22(1)

Dear Sir/Madam:

RE: 2163 East Hastings Street

In reference to our letter of September 15, 2016, the Property Use Inspector reports that your building at the above location has been defaced with graffiti (on the east side, the rear and on front windows) in contravention of the Graffiti By-law.

Therefore, pursuant to Section 6 of the Graffiti By-law, you are **ORDERED TO remove the graffiti from the EAST SIDE, THE REAR AND THE FRONT WINDOWS of your building, on or before NOVEMBER 15TH, 2016**, and thereafter maintain the building free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 of the Graffiti 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 \$2,000.00.

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).

Yours truly,



A. Toma, P. Eng.
Director, Licences and Inspections

CC/dlb

Copy: Posted on Building

Nov. 16/16
Diary? No ☒ Yes ☐
To: _____
Date: _____ Init: _____

Folio: 590-259-95-0000
Civic: 2163 HASTINGS ST E
Size: 99 122 WIDTH/DEPTH

Pid: 008-869-294
Legal: LT 9 BLK 40 PL VAP178 DL 184 NWD

Owner: 0782545 BC LTD

5.22(1)

(BB422538)

As Of: Feb 25, 2022 12:23:04

Case File: CF-2016-000660: Closed

311 Case File Ref

Brief Description

No details provided
EN122716

Business License Number

Completed Date

Description

Case File CF-2016-000660: Closed (Vancouver Building By-law - No details provided
EN122716)
2163 E HASTINGS STREET, Vancouver, BC V5L 1V2

dup_DefaultInvestigator

Charlene Cranton

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

Nov 17, 2016 14:28:26

Notes

General Note (Unlocked)

Graffiti order posted front door of 2163 E Hastings St
(Last updated on Nov 2, 2016 14:06:21 by Charlene Cranton, Property Use Inspector)

Processes

Assign Investigation (Completed on Oct 5, 2016 14:53:19 by Jerry Ji with outcome "Assigned")

Perform Investigation (Completed on Oct 5, 2016 14:53:38 by Jerry Ji with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Oct 5, 2016 00:00:00

Route Order

Assignments

Charlene Cranton, Property Use Inspector

Perform Investigation (Completed on Oct 6, 2016 11:25:08 by Charlene Cranton, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

Findings

Graffiti still remains on windows located at the front of the building

Re-investigation Date

Oct 5, 2016 00:00:00

Route Order

Assignments

Charlene Cranton, Property Use Inspector

Relationships

Violations: VI-2016-00061

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

white tag painted on the east side of the building on the brick exterior

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

Grace Period (days)

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Nov 16, 2016 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

14 day order

Violation Date

Oct 6, 2016 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Send Notification (Completed on Nov 1, 2016 12:30:28 by Donna Dalzell with outcome "Order Sent")

Actual Start Date

Comments

Date Completed

Nov 1, 2016 12:30:28

Description

Graffiti - 14D Order

Follow-up Investigation Date

Nov 16, 2016 00:00:00

Outcome

Order Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Oct 6, 2016 11:25:08

Staff Assigned Id List

Assignments

Donna Dalzell

Relationships

Shadow Process: 38054545

Referenced ObjectId

38054541

Perform Investigation (Completed on Nov 17, 2016 14:29:01 by Charlene Cranton, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Notes

General Note (Unlocked)

Graffiti order posted front door of 2163 E Hastings St
(Last updated on Nov 2, 2016 14:06:21 by Charlene Cranton, Property Use Inspector)

Assignments

Charlene Cranton, Property Use Inspector

Relationships

Violations: VI-2016-00061

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

white tag painted on the east side of the building on the brick exterior

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

Grace Period (days)

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Nov 16, 2016 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

14 day order

Violation Date

Oct 6, 2016 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Relationships

Document: 38053647

Document: 40142477

Investigator: Charlene Cranton, Property Use Inspector

Parcel: 008-869-324 - Parcel: 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2

Violation: VI-2016-00061

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	white tag painted on the east side of the building on the brick exterior
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	
Grace Period (days)	
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	Nov 16, 2016 00:00:00
Resolve By Date	
Result	Corrected
Special Instructions	14 day order
Violation Date	Oct 6, 2016 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

October 27, 2016

PLEASE REFER TO:

C. Cranton
Property Use Inspector
Property Use Branch
at 604.871.6922
charlene.cranton@vancouver.ca
CF-2016-001646

0782545 BC Ltd.

s 22(1)

Dear Sir/Madam:

RE: 2163 East Hastings Street

A recent inspection of your property at the above location revealed that graffiti has been placed on the property, as described below:

LOCATION: EAST SIDE OF BUILDING - on brick exterior

For your information, the Graffiti By-law requires owners or occupants to remove graffiti quickly and consistently whenever it appears, thereby not allowing graffiti to accumulate on the property. Under Section 7 of the By-law, the City has the authority to hire a contractor to remove graffiti from any property at the cost of the owner, where the owner defaults in removing the graffiti after receiving notice from the City.

The City of Vancouver is committed to working with the community to deal with this issue. Please see the enclosed leaflet regarding the City's Graffiti Management Program, which contains information on graffiti removal assistance for property owners on how to obtain a free paint kit, and information from the Vancouver Police Department.

Your co-operation in attending to this matter is greatly appreciated. **Please ensure that the graffiti has been removed from your property ON OR BEFORE NOVEMBER 10TH, 2016.** Should you wish to discuss the matter further, please call me at 604.871.6922.

Yours truly,



C. Cranton
Property Use Inspector

CC/dlb

Enclosure

Nov. 14/16.
City of Vancouver
To: _____
From: _____
Date: _____
Init: _____

Folio: 590-259-95-0000

Pid: 008-869-294

Civic: 2163 HASTINGS ST E

Legal: LT 9 BLK 40 PL VAP178 DL 184 NWD

Size: 99 122 WIDTH/DEPTH

Owner: 0782545 BC LTD

s.22(1)

(BB422538)

As Of: Feb 25, 2022 12:23:56

Case File: CF-2016-001646: Closed

311 Case File Ref	
Brief Description	Graffiti
Business License Number	
Completed Date	
Description	Case File CF-2016-001646: Closed (Graffiti By-law - Graffiti) 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2
dup_DefaultInvestigator	Charlene Cranton
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	Nov 17, 2016 14:44:21

Processes

Assign Investigation (Completed on Oct 26, 2016 09:49:56 by Niko Knight with outcome "Assigned")

Additional Instructions

Comments

Description

Findings

Graffiti

Re-investigation Date

Route Order

Assignments

Charlene Cranton, Property Use Inspector

Relationships

Violations: VI-2016-00535

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

A white tag has been spray-painted on the brick exterior located on the east side of the building.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

Grace Period (days)

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Nov 16, 2016 00:00:00

Resolve By Date

Nov 16, 2016 00:00:00

Result

Corrected

Special Instructions

send information graffiti letter to R/O

Violation Date

Oct 26, 2016 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Send Notification (Completed on Oct 27, 2016 15:07:11 by Donna Dalzell with outcome "Letter Sent")

Actual Start Date

Comments

Date Completed

Oct 27, 2016 15:07:11

Description

Graffiti - 1st Letter

Follow-up Investigation Date

Nov 14, 2016 00:00:00

Outcome

Letter Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Oct 26, 2016 12:12:35

Staff Assigned Id List

Assignments

Donna Dalzell

Relationships

Shadow Process: 38774845

Referenced ObjectId

38774843

Perform Investigation (Completed on Nov 17, 2016 14:44:39 by Charlene Cranton, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Charlene Cranton, Property Use Inspector

Relationships

Violations: VI-2016-00535

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description	A white tag has been spray-painted on the brick exterior located on the east side of the building.
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	
Grace Period (days)	
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	Nov 16, 2016 00:00:00
Resolve By Date	Nov 16, 2016 00:00:00
Result	Corrected
Special Instructions	send information graffiti letter to R/O
Violation Date	Oct 26, 2016 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Relationships

Document: 38774643

Document: 38849660

Investigator: Charlene Cranton, Property Use Inspector

Parcel: 008-869-324 - Parcel: 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2

Violation: VI-2016-00535

Assess Fine on NOV?	N
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Assess Fine on Order?	N
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Description	A white tag has been spray-painted on the brick exterior located on the east side of the building.
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Fees Assessed	N
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Fine Per Period	
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Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	
Grace Period (days)	
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	Nov 16, 2016 00:00:00
Resolve By Date	Nov 16, 2016 00:00:00
Result	Corrected
Special Instructions	send information graffiti letter to R/O
Violation Date	Oct 26, 2016 00:00:00
Relationships	
Violation Type: Graffiti By-Law No. 7343	



海鮮酒家

LOVE

1h
9AM - 6PM
MON-SAT



As Of: Feb 25, 2022 12:37:42

Case File: CF-2017-014053: Closed

311 Case File Ref	
Brief Description	Used oil canisters and cigarette piles in front/back restaurant
Business License Number	
Completed Date	
Description	Case File CF-2017-014053: Closed (Untidy Premises By-law - Used oil canisters and cigarette piles in front/back restaurant) 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2
dup_DefaultInvestigator	Colin Durcan
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	

Processes

- Assign Investigation (Completed on Nov 16, 2017 13:55:40 by Ruby Parcon with outcome "Assigned")
- Perform Investigation (Completed on Jan 2, 2018 15:42:32 by Colin Durcan, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

No violation

Re-investigation Date

Route Order

Assignments

Colin Durcan, Property Use Inspector

Relationships

Electronic Document: 65793946

Relationships

Document: 62710974

Document: 65793946

Investigator: Colin Durcan, Property Use Inspector

Parcel: 008-869-324 - Parcel: 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2



From: "Juan Dominguez" <juan.dominguez@ca.belfor.com>
To: "Leung, Alvin" <alvin.leung@vancouver.ca>
Date: 3/4/2019 2:12:47 PM
Subject: Re: [EXTERNAL] RE: [EXTERNAL] 2163 E Hastings St Purchase Order

Hi Alvin,

Sorry for the late reply. We did dispatch cleaners last week to clean (and I also personally attended to better understand the scope) and I wanted to talk to management about it before giving you an update because once our cleaners arrived to site, the restaurant staff told them they had already cleaned it. Since they were dispatched, unfortunately, we can't remove the cost so we will have to bill for a couple of hours for 2 girls.

We will forward the invoice soon, but in the meantime, please feel free to contact me if you have any questions.

Best regards

On Mon, Mar 4, 2019 at 1:49 PM Leung, Alvin <alvin.leung@vancouver.ca> wrote:

Hi Juan and Damen,

Any update on this one?

Thanks,

Alvin Leung / Property Use Inspector

Property Use Inspections / City of Vancouver

alvin.leung@vancouver.ca

604-871-6009

From: Damen Martin [mailto:[dagen.martin@ca.belfor.com](mailto:damen.martin@ca.belfor.com)]

Sent: Thursday, February 21, 2019 4:52 PM
To: Leung, Alvin; Juan Dominguez
Subject: Re: [EXTERNAL] 2163 E Hastings St Purchase Order

Good Afternoon

I have included the Project Manager JP (Juan) who will take care of you.

On Thu, Feb 21, 2019, 4:11 PM Leung, Alvin, <alvin.leung@vancouver.ca> wrote:
Hi Damen,

I'm sending you an Untidy Purchase Order.

Please let me know if you have any questions. This one should be pretty straight forward and should be a quick one.

Also what's the general email address I can send these to?

Thank-you,

Alvin Leung / Property Use Inspector

Property Use Inspections / City of Vancouver

alvin.leung@vancouver.ca

604-871-6009

--

Thanks,

JP Dominguez

Project Manager

BELFOR

Property Restoration

3300 Bridgeway Street

Vancouver, BC V5K 1H9

Phone: 604-412-4608

Fax: 604-433-2451

Disclaimer

IMPORTANT: This transmission is sent on behalf of BELFOR (Canada) Inc. and it may be privileged, proprietary or confidential. It is intended only for the intended recipient. If you are not the intended recipient or a person responsible for delivering this transmission to the intended recipient, you may not disclose, copy or distribute this transmission, or take any action in reliance on it. If you received this transmission in error, please notify us immediately by telephone at 604-432-1123 or by email at juan.dominguez@ca.belfor.com or by facsimile transmission at 604-433-2451 and please dispose of and delete this transmission.

REGISTERED AND REGULAR MAIL

February 6, 2019
CF-2018-015794

0782545 BC LTD

s.22(1)

ORDER

RE: 2163 E HASTINGS STREET

On January 21, 2019, 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 a large amount of bird droppings on the ground at one of the corner nooks of the building which is at the front of the property facing East Hastings Street.

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 bird droppings **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 the above-cited 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 Alvin Leung at 604.871.6009 or via email at alvin.leung@vancouver.ca.

Sincerely,

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

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

Copy: Posted on Building



Purchase Order and Recheck - Untidy Clean Up

Date of Inspection (yyyy/mm/dd): 2019/01/21 CF#: CF-2018-015794

Location: 2163 E HASTINGS STREET PO#: _____

Recheck of Untidy Order Dated: **Feb 20/19**

	Vendor	Authorized by Inspector
Contact:	Damen Martin, Belfor Property Restoration	Alvin Leung, Property Use Inspector
Phone:	778-847-0113	604-871-6009

JOB DESCRIPTION

Scope of Work includes: (see photos below)

Untidy Premises – bird droppings in nook of building

NOTES :

A tiny nook at the front south elevation of this building next to the Van Dragon Seafood Restaurant

Conditions:

- 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: _____ **Supervisor:** _____

Photo	Description
	<p>Nook with bird droppings</p>
	<p>Corner nook on front elevation facing E Hastings St</p>

Photo	Description
	<p>Front elevation of 2163 E Hastings St</p>

Folio: 590-259-95-0000
Civic: 2163 HASTINGS ST E
Size: 99 122 WIDTH/DEPTH

Pid: 008-869-294
Legal: LOT 9 BLOCK 40 PLAN VAP178 DISTRICT LOT 184
NEW WESTMINSTER EXC N 10 FT, LOT 10, BLOCK 40,
PLAN VAP178, DISTRICT LOT 184, NEW WESTMINSTER
LAND DISTRICT, EXC N 10 FT.

Owner: 0782545 BC LTD
s.22(1)
(BB422538)

Attribute	Value	Description
ACTUAL USE	256	RESTAURANT ONLY
MANUAL CLASS	1502	1 STY GEN COMM-AVERAGE QUALITY
NEIGHBOURHOOD	014	NC014
SCHOOL DISTRICT	39	

CF-2018-015794

As Of: Feb 25, 2022 12:40:48

Case File: CF-2018-015794: Closed

311 Case File Ref	101012187820
Brief Description	Exterior Building Maintenance
Business License Number	
Completed Date	
Description	Case File CF-2018-015794: Closed (Untidy Premises By-law - Exterior Building Maintenance) 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2
dup_DefaultInvestigator	Alvin Leung, 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	Mar 6, 2019 15:59:48
Notes	
General Note (Locked)	OK to pay contractor. Note: When cleaners were sent out, droppings had already been cleaned. Belfor will

charge for dispatching of cleaners for 2 hours as noted in his email (See Documents)

(Last updated on Mar 6, 2019 16:03:18 by Alvin Leung, Property Use Inspector)

Processes

Assign Investigation (Completed on Nov 29, 2018 16:17:18 by Kimberly Li, Property Use Inspector with outcome "Assigned")

Perform Investigation (Completed on Jan 15, 2019 16:40:31 by Alvin Leung, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Jan 24, 2019 00:00:00

Route Order

Assignments

Alvin Leung, Property Use Inspector

Perform Investigation (Completed on Jan 21, 2019 13:47:22 by Alvin Leung, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Alvin Leung, Property Use Inspector

Relationships

Violations: VI-2019-00352

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection today revealed that the ground at one of the corner nooks of the building at the front of the property facing E Hastings St has a large amount of bird droppings.

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

Mar 1, 2019 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

Violation Date

Jan 21, 2019 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Send Notification (Completed on Jan 21, 2019 14:58:50 by Donna Dalzell with outcome "Action Required")

Actual Start Date

Comments

Date Completed

Jan 21, 2019 14:58:50

Description

Alvin - Please send report thru your Supervisor - Thanks - dld **** Donna - report and thru supervisor, unless something has changed? Sue

Follow-up Investigation Date

Jan 21, 2019 00:00:00

Outcome

Action Required

Route Order

Scheduled Complete Date

Scheduled Start Date

Jan 21, 2019 13:47:22

Staff Assigned Id List

Assignments

Donna Dalzell

Relationships

Shadow Process: 92733365

Referenced ObjectId

92733363

Perform Investigation (Completed on Jan 30, 2019 15:28:02 by Alvin Leung, Property

Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

Re-sent as Untidy

Findings

Re-investigation Date

Route Order

Assignments

Alvin Leung, Property Use Inspector

Relationships

Violations: VI-2019-00352

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection today revealed that the ground at one of the corner nooks of the building at the front of the property facing E Hastings St has a large amount of bird droppings.

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

Mar 1, 2019 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

Violation Date

Jan 21, 2019 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Send Notification (Completed on Feb 6, 2019 11:27:56 by Esther N with outcome "Order Sent")

Actual Start Date

Comments

Date Completed

Feb 6, 2019 11:27:56

Description

2019 Feb 6 - Untidy Order (10 Days)

Follow-up Investigation Date

Feb 6, 2019 00:00:00

Outcome

Order Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Jan 30, 2019 15:28:02

Staff Assigned Id List

Assignments

Esther N

Relationships

Shadow Process: 93802179

Referenced ObjectId

93802178

Relationships

Letter: 94434607 : CE - PUI - Untidy Orders

Perform Investigation (Completed on Feb 21, 2019 15:51:33 by Alvin Leung, Property Use Inspector with outcome "Create Work Order")

Additional Instructions

Comments

Description

Order posted Feb 7/19

Findings

Re-check Site Visit Feb 20/19: Bird droppings still there

Re-investigation Date

Route Order

Assignments

Alvin Leung, Property Use Inspector

Relationships

Violations: VI-2019-00352

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description	Inspection today revealed that the ground at one of the corner nooks of the building at the front of the property facing E Hastings St has a large amount of bird droppings.
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	Mar 1, 2019 00:00:00
Resolve By Date	
Result	Corrected
Special Instructions	
Violation Date	Jan 21, 2019 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548

Create Work Order (Completed on Mar 6, 2019 16:03:26 by Alvin Leung, Property Use Inspector with outcome "Send for Supervisor Review")

Review Work Orders (Completed on Mar 13, 2019 16:35:49 by Tom Hamilton, Supervisor - Property Use Inspections with outcome "Close")

Actual Start Date	
Comments	
Date Completed	Mar 13, 2019 16:35:49
Description	NFA required
Outcome	Close
Scheduled Complete Date	
Scheduled Start Date	Mar 6, 2019 16:03:26
Staff Assigned Id List	

Assignments

Relationships

Shadow Process: 96005364

Relationships

Document: 88432231

Document: 92733278

Document: 92733310

Document: 94436403

Document: 94436630

Document: 94558073

Document: 95151610

Document: 95226526

Document: 95832285

Document: 96004570

Enforcement Stream: Property Use

Investigator: Alvin Leung, Property Use Inspector

Parcel: 008-869-324 - Parcel: 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2

Violation: VI-2019-00352

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection today revealed that the ground at one of the corner nooks of the building at the front of the property facing E Hastings St has a large amount of bird droppings.

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

Mar 1, 2019 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

Violation Date

Jan 21, 2019 00:00:00

Relationships

Violation Type: Untidy Premises Bylaw No. 4548



s.22(1)









October 1, 2020
CF-2020-013607

0782545 BC LTD

s.22(1)

RE: 2163 E HASTINGS STREET

An inspection of the above location on October 1, 2020, confirmed that graffiti has been placed on the property, as described below:

BUILDING: Front, side and rear (on the exterior walls).

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your property **within 14 days of the date of this letter**. A re-inspection of your property will be carried out shortly after this date to ensure that the above matter has been addressed.

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

Yours truly,



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

Enclosure

As Of: Feb 25, 2022 12:45:50

Case File: CF-2020-013607: Closed

311 Case File Ref	101014397039
Brief Description	Graffiti - on the side of the building
Business License Number	
Completed Date	
Description	Case File CF-2020-013607: Closed (Graffiti By-law - Graffiti - on the side of the building) 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2
dup_DefaultInvestigator	Alvin Leung, 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	Oct 22, 2020 12:44:17

Processes

- Assign Investigation (Completed on Sep 29, 2020 10:35:04 by Ruby Parcon with outcome "Assigned")
- Perform Investigation (Completed on Oct 1, 2020 13:48:39 by Alvin Leung, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Alvin Leung, Property Use Inspector

Relationships

Violations: VI-2020-05193

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection today revealed the front, side and rear of the building has been tagged with graffiti

Details: Large and small black graffiti tags including "s.22(1) IS A GOOF" and s.22(1) IS A BIG GOOF"

Location: On the front, side and rear walls of this building

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

Oct 22, 2020 00:00:00

Resolve By Date

Oct 15, 2020 00:00:00

Result

Corrected

Special Instructions

Send 14 day Graffiti letter

Violation Date

Oct 1, 2020 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Send Notification (Completed on Oct 1, 2020 15:45:57 by Gina D'Amico with outcome "Letter Sent")

Actual Start Date

Comments

Date Completed

Oct 1, 2020 15:45:57

Description

14 Day Graffiti Letter

Follow-up Investigation Date

Oct 16, 2020 00:00:00

Outcome

Letter Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Oct 1, 2020 13:48:39

Staff Assigned Id List

Assignments

Gina D'Amico

Relationships

Shadow Process: 131317274

Referenced Objectid

131317272

Relationships

Letter: 131321040 : CE - PUI - Graffiti Letters & Orders

Perform Investigation (Completed on Oct 22, 2020 12:44:23 by Alvin Leung, Property Use Inspector with outcome "Infraction(s) Cleared")

Additional Instructions

Comments

Description

No violation

Findings

Re-check Oct 16/20: Graffiti on side (east) and rear (north) walls have been removed. Graffiti on the front (south) wall remains. I went inside the Van Dragon Seafood Restaurant and spoke with Edmond Liang, manager (604-255-0698) and told him graffiti was missed. He gave me the number for Mr Ng the building manager (604-671-7908). Called Mr Ng and he said he will have the remaining graffiti removed.

Re-check Oct 20/20: Graffiti on front remains. Called Mr Ng to remove it

Re-check Oct 22/20: Remaining graffiti on the front of the building has been removed

Re-investigation Date

Route Order

Assignments

Alvin Leung, Property Use Inspector

Relationships

Violations: VI-2020-05193

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection today revealed the front, side and rear of the building has been tagged with graffiti

Details: Large and small black graffiti tags including s.22(1) IS A GOOF" and s.22(1) IS A BIG GOOF"

Location: On the front, side and rear walls of this building

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

Oct 22, 2020 00:00:00

Resolve By Date

Oct 15, 2020 00:00:00

Result

Corrected

Special Instructions

Send 14 day Graffiti letter

Violation Date

Oct 1, 2020 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Relationships

Document: 131092131

Document: 131316567

Document: 131325095

Document: 132190573

Document: 132488280

Enforcement Stream: Property Use

Investigator: Alvin Leung, Property Use Inspector

Parcel: 008-869-324 - Parcel: 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2

Violation: VI-2020-05193

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection today revealed the front, side and rear of the building has been tagged with graffiti

Details: Large and small black graffiti tags including "s.22(1) IS A GOOF" and s.22(1) IS A BIG GOOF"

Location: On the front, side and rear walls of this building

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

Oct 22, 2020 00:00:00

Resolve By Date

Oct 15, 2020 00:00:00

Result

Corrected

Special Instructions

Send 14 day Graffiti letter

Violation Date

Oct 1, 2020 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343





1707

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WZ



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IS A GOD #



s.22(1)

15
A-816
GOLF



s.22(1)

IS
A BIG
GOOF

WELL HAVE
THE PEOPLE'S CO-OP
BOOKSTORE

Founded in 1981, we are Canada's 1st
bookstore, and it's not 750 miles!
We are asking our community for help.

PLEASE VISIT OUR
GOVINDING CAMPAIGN:
goindire.com/1/PC875

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VAN DR



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海鮮酒家

VAN DRAGON SEAFOOD RESTAURANT
604-255-0698

VAN DRAGON SEAFOOD

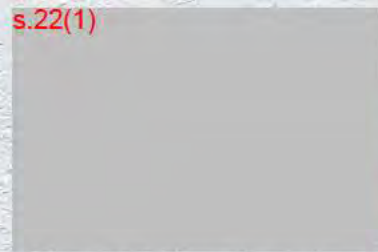


s.22(1)

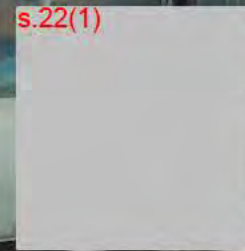
s.22(1)



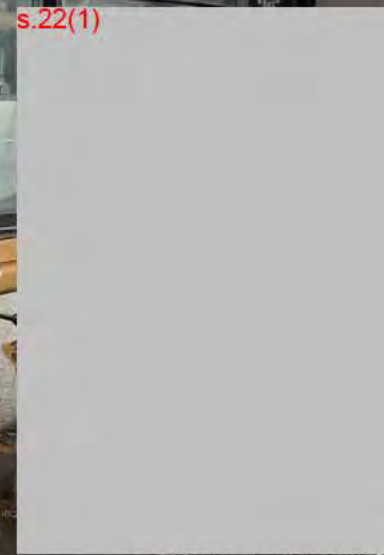
s.22(1)



s.22(1)

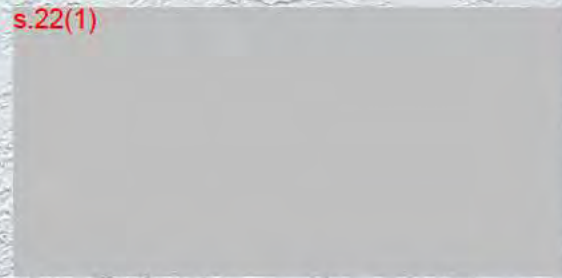


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s.22(1)

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A516
GOLF



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As Of: Feb 25, 2022 12:46:40

Case File: CF-2021-000675: Closed

311 Case File Ref	101014687062, 101014687466, 101014757482
Brief Description	Graffiti x 3 complaints
Business License Number	
Completed Date	
Description	Case File CF-2021-000675: Closed (Graffiti By-law - Graffiti x 3 complaints) 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2
dup_DefaultInvestigator	Alvin Leung, 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	Feb 25, 2021 15:07:29

Processes

- Assign Investigation (Completed on Jan 12, 2021 09:25:22 by Ruby Parcon with outcome "Assigned")
- Perform Investigation (Completed on Feb 25, 2021 15:07:29 by Alvin Leung, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

No violation

Site Visit Feb 23/21: Graffiti all around the 3 sides of the building.

Called Mr Ng, building manager (604-671-7908) to inform him that the graffiti should be removed. He said he will get on it.

John Ng called Feb 24/21 (vm) and says graffiti is removed

Re-check Feb 25/21: All noted graffiti has been removed.

Re-investigation Date

Route Order

Assignments

Alvin Leung, Property Use Inspector

Relationships

Violations: VI-2021-00773

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection today revealed the front, side and rear of the building has been tagged with graffiti

Details: Multi-coloured graffiti tags of all shapes and sizes including s.22(1) , I heart U s.22(1) I GOT OUT OF HOSPITAL"

Location: On the south front stucco walls facing E Hastings, east side brick wall facing Templeton Dr and the north rear brick and concrete walls of the building

N

Fees Assessed

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

Feb 25, 2021 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

Send 14 day Graffiti letter

Violation Date

Feb 23, 2021 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Relationships

Document: 138752362

Document: 138753109

Document: 141640195

Document: 142682040

Document: 142845158

Enforcement Stream: Property Use

Investigator: Alvin Leung, Property Use Inspector

Parcel: 008-869-324 - Parcel: 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2

Violation: VI-2021-00773

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection today revealed the front, side and rear of the building has been tagged with graffiti

Details: Multi-coloured graffiti tags of all shapes and sizes including s.22(1) , I heart U s.22(1) I GOT OUT OF HOSPITAL"

Location: On the south front stucco walls facing E Hastings, east side brick wall facing Templeton Dr and the north rear brick and concrete walls of the building

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	Feb 25, 2021 00:00:00
Resolve By Date	
Result	Corrected
Special Instructions	Send 14 day Graffiti letter
Violation Date	Feb 23, 2021 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343



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**MORE FLAVOUR
IS COMING**

03-01-21



100 CALORIES | 5% alc./vol. | 1 g CARBS
(per 12 oz. can)

**MORE FLAVOUR
IS COMING**

03-01-21



100 CALORIES | 5% alc./vol. | 1 g CARBS
(per 12 oz. can)

s.22(1)

Help prevent the spread of COVID-19

Please do not enter this workplace if you:

- Have any of the following symptoms:
 - Cough
 - Fever or increasing fatigue
 - Shortness of breath
 - Headache, muscle aches or fatigue

• Have been in contact with someone who has COVID-19

• Have been in the same household as someone who has COVID-19

If you are displaying symptoms of COVID-19, refer to HEADLINE BC at 811.

BUSINESS HOURS

MON	星期一	9:00 AM - 5 PM
TUES	星期二	9:00 AM - 5 PM
WED	星期三	9:00 AM - 5 PM
THURS	星期四	9:00 AM - 5 PM
FRI	星期五	9:00 AM - 5 PM
SAT	星期六	9:00 AM - 1 PM
SUN	星期日	9:00 AM - 1 PM

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s.22(1)

I got out of
Hospital

STAUURANT



海鮮酒家

VAN DI







**MORE FLAVOUR
IS COMING**

03-01-21



100 CALORIES | 5% alc./vol. | 1 g CARBS
per can (505 mL)

**MORE FLAVOUR
IS COMING**

03-01-21



100 CALORIES | 5% alc./vol. | 1 g CARBS
per can (505 mL)

From: "Bidwell, Mike" <mike.bidwell@vancouver.ca>
To: "Bidwell, Mike" <mike.bidwell@vancouver.ca>
Date: 1/13/2022 10:38:18 AM
Subject:







Sent from my iPhone



REGISTERED AND REGULAR MAIL

February 23, 2022
CF-2021-016752

0782545 BC LTD

s.22(1)

Contact Person:

Mike Bidwell
Property Use Inspector
604-873-7894
mike.bidwell@vancouver.ca

ORDER

RE: 2163 E HASTINGS STREET

Further to our letter dated January 14, 2022, on February 3, 2022, a Property Use Inspector conducted an inspection of the above-cited property and reported that the graffiti still remains on your building at the above location, in contravention of Graffiti By-law No. 7343 (the By-law), as follows:

- East elevation on the exterior brick surface facing the sidewalk, red tag, spray paint, approximately 16ft x 8ft; and
- South elevation on the exterior glass window and brick surface facing the sidewalk, multiple tags, red, blue and black spray paint, various sizes.

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 Every owner or occupier of real property must remove from that real property any unsightly accumulation of graffiti within 10 days after the Director of Licenses and Inspections causes a notice to be served upon the owner or occupier requiring such removal.

Section 7 If an owner defaults in removing any unsightly accumulation of graffiti in compliance with section 6 and the notice referred to therein, the City, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner.

Therefore, pursuant to Section 6 of the By-law, **you are ordered to** remove the graffiti from your building, **within 10 days of the date of this order**, and subsequently maintain the building free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 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.

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 Mike Bidwell, Property Use Inspector at 604-873-7894 or via email at mike.bidwell@vancouver.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'S. Schwebs', written in a cursive style.

Saul Schwebs, Architect AIBC
Chief Building Official

Copy: Posted on Building

Folio: 590-259-95-0000
Civic: 2163 HASTINGS ST E
Size: 99 122 WIDTH/DEPTH

Pid: 008-869-294
Legal: LOT 9 BLOCK 40 PLAN VAP178 DISTRICT LOT 184
NEW WESTMINSTER EXC N 10 FT, LOT 10, BLOCK 40,
PLAN VAP178, DISTRICT LOT 184, NEW WESTMINSTER
LAND DISTRICT, EXC N 10 FT.

Owner: 0782545 BC LTD

s.22(1)

(BB422538)

January 14, 2022
CF-2021-016752

0782545 BC LTD

s.22(1)

RE: 2163 E HASTINGS STREET

An inspection of the above location on January 13, 2022, confirmed that graffiti has been placed on the property, as described below:

- BUILDING:**
- East elevation on the brick exterior facing the sidewalk, red tag, spray paint, total approximately 16 ft. x 8 ft.; and
 - South elevation on the window glass and brick exterior facing the sidewalk, multiple colours and tags, spray paint, various sizes.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your property **within 14 days of the date of this letter**. A re-inspection of your property will be carried out shortly after this date to ensure that the above matter has been addressed.

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

Yours truly,



Mike Bidwell, Property Use Inspector
mike.bidwell@vancouver.ca
(604) 873-7894

Enclosure

As Of: Feb 25, 2022 12:57:11

Case File: CF-2021-016752: Closed

311 Case File Ref	101015606739
Brief Description	Graffiti
Business License Number	
Completed Date	
Description	Case File CF-2021-016752: Closed (Graffiti By-law - Graffiti) 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2
dup_DefaultInvestigator	Mike Bidwell, 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	Feb 25, 2022 12:07:05

Processes

- Assign Investigation (Completed on Dec 22, 2021 11:13:26 by Krystal Che with outcome "Assigned")
- Perform Investigation (Completed on Jan 13, 2022 10:49:08 by Mike Bidwell, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

14 day Graffiti Letter to R/O

Findings

14 Day Graffiti Letter Required

Re-investigation Date

Route Order

Assignments

Mike Bidwell, Property Use Inspector

Send Notification (Completed on Jan 18, 2022 08:22:45 by Gina D'Amico with outcome "Letter Sent")

Actual Start Date

Comments

Date Completed

Jan 18, 2022 08:22:45

Description

14 Day Graffiti Letter

Follow-up Investigation Date

Jan 31, 2022 00:00:00

Outcome

Letter Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Jan 13, 2022 10:49:08

Staff Assigned Id List

Assignments

Gina D'Amico

Relationships

Shadow Process: 164817769

Referenced ObjectId

164817768

Relationships

Letter: 164836068 : CE - PUI - Graffiti

Perform Investigation (Completed on Feb 3, 2022 10:17:19 by Mike Bidwell, Property Use Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Recheck Graffiti

Findings

Re-investigation Date

Feb 3, 2022 00:00:00

Route Order

Assignments

Mike Bidwell, Property Use Inspector

Relationships

Violations: VI-2022-00072

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection Today at approx. 10:35 am, revealed that graffiti tags have been placed on the building:

1. East Elevation Brick surface facing sidewalk- 1 - 16ft x 8ft approx red spay paint tag .

2. South Elevation window glass and brick surface, facing sidewalk- several tags: Red, Blue and Black spray paint of various sizes.

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

Feb 25, 2022 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

14 Day Graffiti letter to R/O

Violation Date

Jan 13, 2022 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Perform Investigation (Completed on Feb 3, 2022 10:23:17 by Mike Bidwell, Property Use Inspector with outcome "Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Mike Bidwell, Property Use Inspector

Relationships

Violations: VI-2022-00072

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection Today at approx. 10:35 am, revealed that graffiti tags have been placed on the building:

1. East Elevation Brick surface facing sidewalk- 1 - 16ft x 8ft approx red spay paint tag .

2. South Elevation window glass and brick surface, facing sidewalk- several tags: Red, Blue and Black spray paint of various sizes.

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

Feb 25, 2022 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

14 Day Graffiti letter to R/O

Violation Date

Jan 13, 2022 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Send Notification (Completed on Feb 23, 2022 14:31:07 by Arlene Tio with outcome "Order Sent")

Actual Start Date

Comments

Date Completed

Feb 23, 2022 14:31:07

Description

10 Day Graffiti Order
Tracking # RN 531 816 835 CA

Follow-up Investigation Date

Feb 23, 2022 00:00:00

Outcome

Order Sent

Route Order

Scheduled Complete Date

Scheduled Start Date

Feb 3, 2022 10:23:17

Staff Assigned Id List

Assignments

Arlene Tio

Relationships

Shadow Process: 167513616

Referenced ObjectId

167513611

Relationships

Letter: 168338324 : CE - PUI - Graffiti

Perform Investigation (Completed on Feb 25, 2022 12:07:11 by Mike Bidwell, Property Use Inspector with outcome "Infraction(s) Cleared")

Additional Instructions

Comments

Description

TO BE POSTED

Findings

graffiti removed

Re-investigation Date

Route Order

Assignments

Mike Bidwell, Property Use Inspector

Relationships

Violations: VI-2022-00072

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection Today at approx. 10:35 am, revealed that graffiti tags have been placed on the building:

1. East Elevation Brick surface facing sidewalk- 1 - 16ft x 8ft approx red spray paint tag .

2. South Elevation window glass and brick surface, facing sidewalk- several tags: Red, Blue and Black spray paint of various sizes.

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

Feb 25, 2022 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

14 Day Graffiti letter to R/O

Violation Date

Jan 13, 2022 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

Relationships

Document: 163382851

Document: 164817758

Document: 165141120

Document: 167513502

Document: 168850181

Enforcement Stream: Property Use

Investigator: Mike Bidwell, Property Use Inspector

Parcel: 008-869-324 - Parcel: 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2

Violation: VI-2022-00072

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

Inspection Today at approx. 10:35 am, revealed that graffiti tags have been placed on the building:

1. East Elevation Brick surface facing sidewalk- 1 - 16ft x 8ft approx red spay paint tag .

2. South Elevation window glass and brick surface, facing sidewalk- several tags: Red, Blue and Black spray paint of various sizes.

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

Feb 25, 2022 00:00:00

Resolve By Date

Result

Corrected

Special Instructions

14 Day Graffiti letter to R/O

Violation Date

Jan 13, 2022 00:00:00

Relationships

Violation Type: Graffiti By-Law No. 7343

As Of: Feb 25, 2022 12:56:01

Case File: CF-2021-006853: Closed

311 Case File Ref	101015028260
Brief Description	Graffiti - large bubble writing on side of building
Business License Number	
Completed Date	
Description	Case File CF-2021-006853: Closed (Graffiti By-law - Graffiti - large bubble writing on side of building) 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2
dup_DefaultInvestigator	Alvin Leung, 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 18, 2021 10:17:12 by Ruby Parcon with outcome "Assigned")
- Perform Investigation (Completed on May 19, 2021 14:43:28 by Alvin Leung, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Alvin Leung, Property Use Inspector

No violation

Site Visit May 19/21: No graffiti can be found. Already removed

Relationships

Document: 147973521

Document: 148097284

Enforcement Stream: Property Use

Investigator: Alvin Leung, Property Use Inspector

Parcel: 008-869-324 - Parcel: 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2

As Of: Feb 25, 2022 12:56:33

Case File: CF-2021-008273: Closed

311 Case File Ref	101015109655
Brief Description	Graffiti
Business License Number	
Completed Date	
Description	Case File CF-2021-008273: Closed (Graffiti By-law - Graffiti) 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2
dup_DefaultInvestigator	Alvin Leung, 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 Jun 14, 2021 11:15:42 by Ruby Parcon with outcome "Assigned")
- Perform Investigation (Completed on Jun 22, 2021 15:11:19 by Alvin Leung, Property Use Inspector with outcome "No Violation Found")

Additional Instructions

Comments

Description

Findings

Re-investigation Date

Route Order

Assignments

Alvin Leung, Property Use Inspector

Relationships

Document: 149579106

Document: 150108002

Enforcement Stream: Property Use

Investigator: Alvin Leung, Property Use Inspector

Parcel: 008-869-324 - Parcel: 2163 E HASTINGS STREET, Vancouver, BC V5L 1V2

No violation

Site Visit June 22/21: Graffiti has been removed but poorly. I called John Ng, building manager (604-671-7908) and informed him to paint and cover up future graffiti better

FOOD RESTAURANT
0698



VAN DRAGON



s.22(1)





s.22(1)

s.22(1)









ORDER FROM THIS RESTAURANT ONLINE

ORDER FROM THIS RESTAURANT ONLINE





FOOD RESTAURANT
98

海鲜酒家

VAN DRAG





PICKUP ORDER 15 OFF

海味酒家

Handwritten graffiti on the white brick wall, possibly reading "WALL" or similar.

Graffiti on the lower part of the storefront wall.

s.22(1)

s.22(1)