

File No.: 04-1000-20-2022-189

May 20, 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 April 13, 2022 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

Correspondence between the By-law Department and Peter Plett, owner of the Winters Hotel at 203 Abbott Street, regarding any by-law complaints, inspections, and fines and regarding the fire on April 11, 2022. Date range: April 1, 2019 to April 12, 2022.

All responsive records are attached.

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 (#04-1000-20-2022-189); 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)

:ag



October 1, 2020
CF-2020-013277

WINTERS RESIDENCE LTD
200 - 68 WATER ST
VANCOUVER BC V6B 1A4

RE: 203 ABBOTT STREET – WINTERS RESIDENCE

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

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

Therefore, in accordance with the By-law and to avoid further action, you are to correct the non-life safety deficiencies outlined in the enclosed Checklist **BY NOVEMBER 5, 2020**.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Kyle Pringle".

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

Enclosures

Copy: WINTERS RESIDENCE
C/O GINA VANENBERG, BUILDING MANAGER
203 ABBOTT STREET
VANCOUVER BC V6B 1A4

Atira Women's Resource Society
info@atira.ca



October 19, 2021
CF-2021-014340

WINTERS RESIDENCE LTD
200 - 68 WATER ST
VANCOUVER BC V6B 1A4

RE: 203 ABBOTT STREET – WINTERS RESIDENCE

An inspection of the above-cited property on October 15, 2021, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

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

Therefore, in accordance with the By-law and to avoid further action, you are to correct the non-life safety deficiencies outlined in the enclosed Checklist **BY NOVEMBER 17, 2021**.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Kyle Pringle".

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

Enclosure

Copy: WINTERS RESIDENCE
C/O GINA VANEMBERG, BUILDING MANAGER
203 ABBOTT STREET
VANCOUVER BC V6B 1B2

ATIRA WOMEN'S RESOURCE SOCIETY
info@atira.ca



REGISTERED AND REGULAR MAIL

April 12, 2022
CF-2022-003762

WINTERS RESIDENCE LTD
200 - 68 WATER STREET
VANCOUVER BC V6B 1A4

Contact Person:

Saul Schwebs
Chief Building Official
604-873-7040
saul.schwebs@vancouver.ca

ORDER TO DEMOLISH UNSAFE BUILDING

RE: 203 ABBOTT STREET (102 WATER STREET)

On April 12, 2022, City staff attended the above-cited property as a follow-up to a recent fire at the above-cited building to determine the extent of the damage.

Upon inspection, the following was reported:

- The roof and a portion of the fourth floor have collapsed.
- Most of the wood structure has been either damaged or destroyed.
- Most of the unreinforced masonry walls are without horizontal support.

The above noted condition at the property constitutes an Unsafe Condition contrary to Article 1.3.3.5 of Division C of Building By-law No. 12511 (the By-law), in that it could cause undue hazard or risk to the life, limb or health of any person authorized, expected or anticipated to be on or about the premises.

Articles 1.3.3.5 and 1.5.3.3 of Division C of the By-law specifically state:

1.3.3.5. Unsafe Conditions

1) No person who is an owner or who is involved in the construction, relocation or occupancy of a building shall cause, allow or maintain any unsafe condition.

1.5.3.3. Order to Remove Unsafe Condition

1) When any building, construction or excavation or part thereof is in an unsafe condition, the Chief Building Official may issue a written order to the owner, certifying the existence of an unsafe condition and requiring correction of any unsafe condition found on a building site, within a specified time.

Therefore, in accordance with Articles 1.5.3.3 and 1.5.4.2 of Division C of the Building By-law, **you are ordered to:**

1. **IMMEDIATELY** demolish the building.

PLEASE NOTE, THE BUILDING IS NOT TO BE OCCUPIED AND THE SITE MUST BE MAINTAINED IN A SAFE CONDITION WITH SECURITY FENCING KEPT AROUND THE PERIMETER OF THE SITE.

Note: Due to the unsafe condition at this property, the City is waiving the requirement of a building permit for this work.

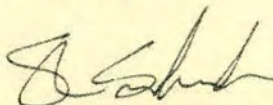
Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law. If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500 for each day that the offence continues.

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

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

For questions or concerns please contact Saul Schwebs, Chief Building Official at 604-873-7040 or via email at saul.schwebs@vancouver.ca.

Yours truly,



Saul Schwebs, Architect AIBC
Chief Building Official

Copy: Posted on site

WINTERS RESIDENCE LTD
P.O. BOX 11504
3100 – 650 W GEORGIA STREET
VANCOUVER BC V6B 4P7