

File No.: 04-1000-20-2022-278

June 1, 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 May 25, 2022 under the ***Freedom of Information and Protection of Privacy Act***, for:

Site disclosure statement regarding 45 West 7th Avenue and dated December 16, 2021.

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 (#04-1000-20-2022-278); 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. (Records package)

:ag



SCHEDULE 1 SITE DISCLOSURE STATEMENT

Has the site been used for any industrial or commercial purposes or activities described in [SCHEDULE 2](#) of the Contaminated Sites Regulation?

Yes No

Exemptions (See the Contaminated Sites Regulation, Division 3 of Part 2):

Does the application qualify for an exemption from submitting a site disclosure statement?

Yes No

If yes, indicate which exemption applies _____

I. CONTACT INFORMATION

A: SITE OWNER(s) or OPERATOR(s)			
LAST NAME Dixon		FIRST NAME(s) Matthew	
COMPANY (if applicable) RENDITION (GEARY) DEVELOPMENTS INC.			
ADDRESS - STREET 45 West 7th Avenue		CITY Vancouver	
PROVINCE/STATE BC	COUNTRY Canada		POSTAL CODE V5Y 1L4
PHONE s.22(1)		E-MAIL matt@renditiondevelopments.ca	
B: PERSON COMPLETING SITE DISCLOSURE STATEMENT (Leave blank if same as above)			
<input checked="" type="checkbox"/> Agent authorized to complete form on behalf of the owner or operator			
LAST NAME Mohamed		FIRST NAME(s) Zayed	
COMPANY (if applicable) PGL Environmental Consultants			
C: PERSON TO CONTACT REGARDING THE SITE DISCLOSURE STATEMENT			
LAST NAME Mohamed		FIRST NAME(s) Zayed	
COMPANY (if applicable) PGL Environmental			
ADDRESS - STREET 1500-1185 West Georgia Street		CITY Vancouver	
PROVINCE/STATE BC	COUNTRY Canada		POSTAL CODE V6E 4E6
PHONE 604-895-7640		E-MAIL zmohamed@pggroup.com	

II. SITE INFORMATION

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude			Longitude		
DEGREES	MINUTES	SECONDS	DEGREES	MINUTES	SECONDS
49	15	53.58	123	6	20.9

Attach a map of appropriate scale showing the location and boundaries of the site.

For Legally Titled, Registered Property

SITE ADDRESS (or nearest street name/intersection if no address assigned) 37 and 45 West 7th Avenue	
CITY Vancouver	POSTAL CODE V5Y 1L4

PID	Land Description	Add	Delete
015-555-585	LOT 12 BLOCK 35 DISTRICT LOT 200A PLAN 197	+	-
006-067-166	LOT 13 BLOCK 35 DISTRICT LOT 200A PLAN 197	+	-
006-067-271	LOT 14 EXCEPT THE WEST 16.5 FEET BLOCK 35 DISTRICT LOT 200A PLAN 197	+	-

For Untitled Crown Land

PIN numbers and associated Land Description (if applicable)

PIN	Land Description	Add	Delete
		+	-

And if available

Crown Land File Numbers	Add	Delete
	+	-

III. INDUSTRIAL OR COMMERCIAL PURPOSES OR ACTIVITIES

In the format of the example provided, which of the industrial or commercial purposes or activities have occurred or are occurring on this site.

EXAMPLE

Schedule 2 Reference	Description
E1	appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
F10	solvent manufacturing, bulk storage, shipping or handling

Schedule 2 Reference	Description	Add	Delete
G2	Automotive repair	+	-

IV. ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site.

Office and industrial building over four levels. The tenancies will include manufacturing, design and development, and office uses.

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed.

Phase 1 ESA completed by PGL Environmental August 2021. Business directories, aerial photographs, fire insurance plans, and government records including the BC Site Registry were reviewed.

Note that the Schedule 2 use occurred at 37 West 7th (015-555-585) only.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site. (*Attach extra pages, if necessary*):

n/a

V. DECLARATIONS

Where a municipal approval is not required, please indicate the reason for submission directly to the registrar:

- Under Order Foreclosure CCAA Proceedings BIA Proceedings
 Decommissioning Ceasing Operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:



SIGNATURE

DATE SIGNED (YYYY-MM-DD)

APPROVING AUTHORITY CONTACT INFORMATION

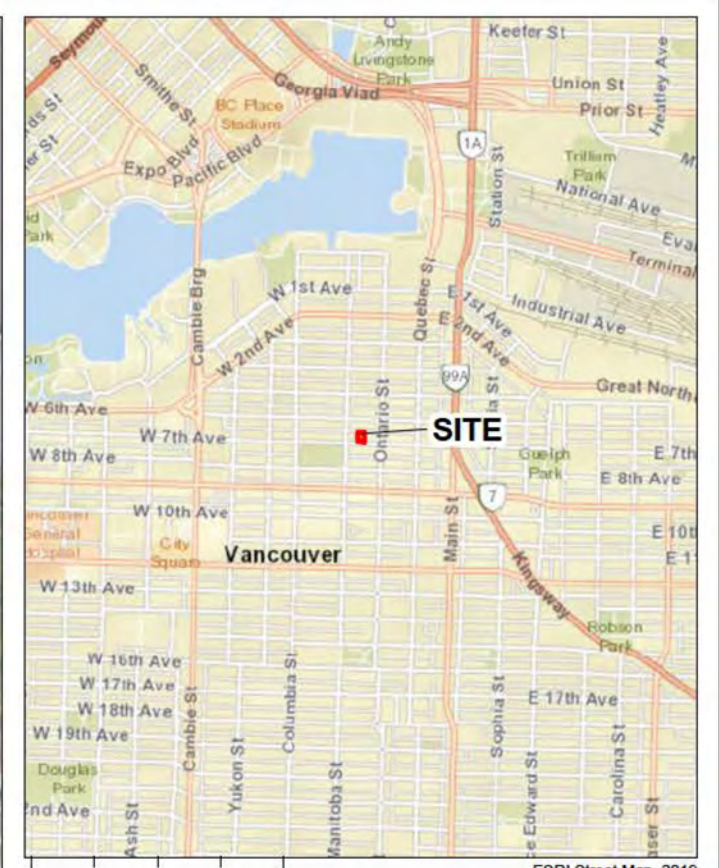
NAME	AGENCY
ADDRESS	
PHONE	E-MAIL

Reason for submission (Please check one or more of the following):

- Building Permit Subdivision Zoning Development Permit

DATE RECEIVED (YYYY-MM-DD)

DATE SUBMITTED TO REGISTRAR (YYYY-MM-DD)



0 1 Km ESRI Street Map, 2019

 Site Boundary (Approximate)

SITE LOCATION			
45 West 7th Avenue, Vancouver, BC			
RENDITION (GEARY) DEVELOPMENTS LTD.			
	File No.:	Dwg No.:	FIGURE
	2511-06 01	P1_0010	1
Date:	Drawn by:		
FEB 2021	RSS		

W:\BC Project Files\2500-2599\2511-06.01\25110601_P1_0010_SiteLocation.mxd

Parcel boundary and site features are approximate and are presented for discussion purposes only.

0 1:250 15 m

2019 base image from Google Earth Pro, 2017
Parcel data from City of Vancouver Open Data
NAD 1983 UTM Zone 10N