

File No.: 04-1000-20-2022-304

July 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 June 6, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Regarding 1365 Burnaby Street, records of the following:

- 1. Violations issued by the City of Vancouver;**
- 2. Financial details of renovations and repairs for dates not available on Open Data.**

Date range: January 1, 2012 to June 6, 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: Issued permits are routinely available on a fee for service basis from the Property Research section of the By-law and Compliance Administration branch, Development, Building & Licensing Department. To access these records please contact Property Research at property.research@vancouver.ca.

Permits can also be searched online at the following link: www.vancouver.ca/permit-search.

Please see the following link which also provides more information on obtaining property records:

<https://vancouver.ca/home-property-development/request-property-research-and-copies-of-permits.aspx>.

In keeping with the City of Vancouver's Greenest City goals, we do not provide hardcopy records on a routine basis.

By-law no.11451, A By-law to Provide for the Administration of the Freedom of Information and Protection of Privacy for the City of Vancouver, Schedule 1, Schedule of fees, outlines the charges for copying and shipping hardcopy records. Please refer to the following link to review the by-law: <https://bylaws.vancouver.ca/consolidated/11451.PDF>.

If an applicant chooses to have their response provided in hard copy format, the City will send an invoice. All fees must be paid prior to the sending of the response.

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 (#04-1000-20-2022-304); 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)

:pm



BU464818 open
WWOP fees paid Apr 28/15
(not issued as of April 28/15)

LEGAL NOTICE

Whereas a violation of

Date Posted

April 24/15

- ☒ THE VANCOUVER BUILDING BY-LAW
- ☐ THE VANCOUVER ELECTRICAL BY-LAW
- ☐ THE VANCOUVER PLUMBING BY-LAW
- ☐ THE GAS FITTING BY-LAW
- ☐ THE ZONING AND DEVELOPMENT BY-LAW
- ☐ OTHER

TO DOMINO ONLY
DO NOT ROUTE

has been found, it is hereby ordered in accordance with the above By-Law that all persons must

STOP WORK

IMMEDIATELY

IE 10870

on construction / installation being carried out at:

Property Address 1365 Burnaby St.

(specifics of Property Address)

☒ without permit Replacing windows throughout -
specifics: washroom alterations

☐ not in accordance with VBBL

No further work is to be proceeded with until approval is obtained from the designated City Official.

Warning

The site and / or building must be left
In a safe / secure condition at all times.

☒ CITY BUILDING INSPECTOR
☐ CITY ELECTRICIAN

Per:

M. McDiarmid

No person shall remove or in any way tamper with this Notice.

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Ms. D. Heeps
Program Manager,
Property Use Branch
at 604.873.7563
I.R. No. UI 47664/EN No. 078628

ORDER

June 1, 2012

Vanca Holdings Ltd.
c/o Dana & Co.
#1400 - 1500 West Georgia Street
Vancouver, BC V6G 2Z6

} Land Titles, Tempert,
Company search

Diary? No ☐ Yes ☒
To: Michael Bidwell
Date: June 18 Init: AK

Dear Sir/Madam:

**RE: 1365 Burnaby Street
Lot B, Block 38, District Lot 185, Plan 8541**

On May 28, 2012, our inspection services reported that the grass and weeds in the front yard and boulevard of your property at the above location are overgrown and not in keeping with the neighbourhood, in violation of the Untidy Premises By-law.

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

Accordingly, under Section 6 of the Untidy Premises By-law, you are ordered to cut the overgrown grass and weeds and remove any debris or discarded materials, on or before JUNE 15, 2012, and thereafter maintain the site in a tidy condition.

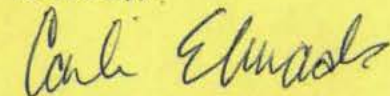
IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 6(2) OF THE UNTIDY PREMISES BY-LAW.

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

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

If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

Yours truly,



W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

MB/ak

Copy: Posted on Site

REGISTERED AND REGULAR MAIL

July 19, 2013

PLEASE REFER TO:

Mr. R. Modicamore
District Property Use Inspector
Property Use Branch
at 604.873.7873
3:30 - 4:30 pm
I.R. No. UI 50370 / EN 088440

ORDER

VANCA Holdings Ltd.
1325 - 1500 West Georgia Street
Vancouver, BC V6G 2Z6

Diary? No..... Yes ☒

To: RINO MODICAMORE

Date: 08/06 Init: CH

Dear Sir/Madam:

FN #:

**RE: 1365 Burnaby Street
Lot B, Block 38, Plan 8541, District Lot 185, New Westminster**

On July 16, 2013, our inspection services reported that your property at the above location had an accumulation of rubbish and discarded materials in the rear yard near the lane (ie: pop cans, paper bags, newspaper, and loose garbage).

It was further reported that the grass/weeds in the front and side yards at the above location were overgrown and not in keeping with the prevailing neighbourhood in violation of the Untidy Premises By-law.

Under Section 6 of the Untidy Premises By-law, as owner of the property, you are **ORDERED TO** remove the accumulation of rubbish and discarded materials and to cut the grass/weeds on or before **August 2, 2013**, and to thereafter maintain the site in a tidy condition.

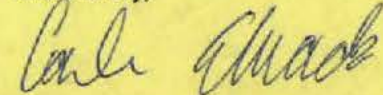
IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 6(2) OF THE UNTIDY PREMISES BY-LAW.

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

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

If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

Yours truly,



W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

RM/ch

Copy: Posted on Site

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Ms. D. Heeps, Program Manager
Property Use Branch
at 604.873.7563
I.R. No. UI 48624/EN No.082133

ORDER

October 22, 2012

Vanca Holdings Ltd.
#1400 - 1500 West Georgia Street
Vancouver, BC V6G 2Z6

} Tempest, PTX, Land Titles

Diary? No ☐ Yes ☒

To: M. Bidwell

Date: Nov. 6 Init: AK

Vanca Holdings Ltd.
#1325 - 1500 West Georgia Street
Vancouver, BC V6G 2Z6

} Company Search

Dear Sir/Madam:

**RE: 1365 Burnaby Street
Lot B, Block 38, Plan 8541, District Lot 185**

On October 19, 2012, our inspection services reported that the rear parking area of your property at the above location contained considerable amounts of rubbish and discarded materials (i.e. sofa, litter, etc.) resulting in the site being in an untidy condition which is in contravention of the Untidy Premises By-law.

Under Section 6 of the Untidy Premises By-law, as owner of the property, you are ordered to remove this accumulation of rubbish and discarded materials on or before **NOVEMBER 5, 2012** and to thereafter maintain the site in a tidy condition.

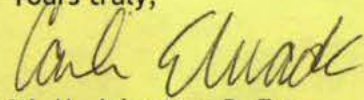
IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 6(2) OF THE UNTIDY PREMISES BY-LAW.

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

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

If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

Yours truly,

for 

W. M. Johnston, P. Eng.
Director, Licences & Inspections, and Chief Building Official

MB/ak

Copy: Posted on Site

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:

Mike McDiarmid
Investigations and Enforcement Team
at 604.873.7073
mike.mcdiarmid@vancouver.ca
UI 54269 EN 104240
EN 104241 EN 104242

ORDER

January 26, 2015

Vanca Holdings Ltd.
1325 - 1500 West Georgia Street
Vancouver, BC
V6G 2Z6

Diary? No Yes X
To: M. McDIARMID / A. THORNLEY / D. SLYKELMAN
Date: MAR 31/15 Init: SM

Dear Sir/Madam:

RE: 1365 Burnaby Street (Unit # s.22(1))

On January 20, 2015, our inspection services reported that the following unapproved alterations are being carried out to Unit s.22(1) at the above building without permit and in contravention of the Electrical By-law and the Building By-law:

- new plumbing work is being carried out;
- new electrical work is being carried out;
- new wall framing and insulation is being carried out.

Our records show that applications have been received for Development Permit No. DE 416678 and Building Permit No. BU 458542 to rebuild on the site (with address changing to 1377 Burnaby Street), but note that no permits have been issued to date.

Application for Building Permit may be considered for the above work being carried out without permit. Please contact our Enquiry Centre at 604.873.7611 for further information regarding application and plan submission requirements, or to schedule an appointment with an Enquiry Centre Officer.

Trades Permits will also be required for any electrical, plumbing, or gas installations, and will only be issued to licenced contractors.

When work is done without permit, Article 1.6.1.2. of Division C of the Building By-law allows the City to charge double the permit fee up to a maximum increase of \$5,000.00.

Section 5.18 of the Electrical By-law allows the City to charge double the Electrical Permit fee.

Pursuant to Article 1.5.4.2. of Division C of the Building By-law, and Sections 3.1, 3.6 and 6.4 of the Electrical By-law, you are ordered to:

1. Stop work at this site immediately; AND
2. Make application for the required Building Permit and any related Trades Permits for the unauthorized alterations as outlined above,

ON OR BEFORE FEBRUARY 26, 2015.

Meanwhile, the above site and building are to be left in a safe condition.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE CITY INITIATING FURTHER ACTION AGAINST YOU AND WILL NOT ABSOLVE YOU FROM COMPLYING.

The District Inspectors will require entrance to your building at the above location to inspect it for compliance with the By-laws.

Sections 6.1 (b) and 6.3 of the Electrical By-law, Article 1.5.2.1. of Division C of the Building By-law and Section 560A of the Vancouver Charter authorize the City Inspectors to enter on to any land or into any building at any reasonable time for the purpose of administering or enforcing the By-laws.

Consequently, the District Inspectors will be returning to your building at the above location on MARCH 3, 2015 at 9:00 am to inspect for compliance with the By-laws and you are to provide access to all areas of the building. If this is not a reasonable time for an inspection, you or your agent must contact Mr. Mike McDiarmid of this department at 604.873.7073 between the hours of 8:30 am - 4:30 pm, Monday - Friday to make other arrangements for the inspection.

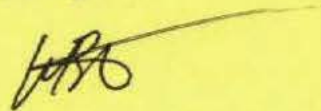
FAILURE TO PROVIDE ACCESS TO ALL AREAS OF YOUR BUILDING WILL RESULT IN THE MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES AND WILL NOT ABSOLVE YOU FROM COMPLYING.

Yours truly,



P. Ryan, M. Sc., P. Eng.
Chief Building Official &
Director, Building Code & Policy

Yours truly,



Wayne White
Deputy City Electrician,
Manager of Trades Inspection

MM/sm

copy: Posted on building

Mike McDiarmid, Building Inspector
Andrew Thornley, Electrical Inspector
Derek Slykerman, Plumbing/Gas Inspector

May 30, 2022
CF-2022-005479

VANCA HOLDINGS LTD
1325 - 1500 W GEORGIA STREET
VANCOUVER BC V6G 2Z6

RE: 1365 BURNABY STREET

An inspection of the above-cited property on May 10, 2022, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

During the inspection of the property, the following deficiency was observed:

- The stucco on the northern exterior wall has separated from the frame due to a roof leak.

Section 7.1 of the By-law states:

7. EXTERIOR WALLS

7.1 (1) *Exterior walls, parapet walls, and the components thereof shall be maintained:*

- (a) in good repair,*
- (b) weather-tight,*
- (c) free from loose or unsecured objects and materials, and,*
- (d) in a manner to prevent or retard deterioration due to weather or infestation.*

(2) Without limiting the generality of Sentence (1), the maintenance of an exterior wall may include the painting of all exterior wood and metal work, the repainting of previously painted but deteriorated surfaces as well as the restoration, repair or replacement of:

- (a) the wall,*
 - (b) the bricks and mortar,*
 - (c) the stucco, lathing and plaster,*
 - (d) the cladding,*
 - (e) the coping,*
 - (f) the caulking, and*
 - (g) the weatherproofing of the wall and joints,*
- all in accordance with the City of Vancouver Building By-law.*

(3) Canopies, marquees, awnings, screens, grilles, stairways, fire escapes, pipes, ducts, air conditioners and all other similar equipment, attachments, extensions and their supporting members shall be maintained in good repair, properly and safely anchored and protected against deterioration and decay by the periodic application of a weathercoating material such as paint or other protective treatment, unless constructed of materials inherently resistant to deterioration.

- (4) Exterior wall facings, projections, cornices and decorative features shall be maintained in good repair, safely and properly anchored.*
- (5) Air conditioners shall be equipped and maintained with adequate devices for the prevention of condensation drainage onto entrance areas, sidewalks, or walkways.*
- (6) Mechanical ventilating systems and their supporting members shall be maintained in good repair and in a safe mechanical condition.*
- (7) All signs which are damaged or broken, or excessively weathered or faded shall, with their fastenings and supporting members, be removed or repaired.*

Therefore, in accordance with the By-law and to avoid further action, you are to repair the northern exterior wall of the building **within 30 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 contraventions have 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,

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

Delaney Hendricks, Property Use Inspector
delaney.hendricks@vancouver.ca
(604) 871-6389

April 20, 2022
CF-2022-003435

VANCA HOLDINGS LTD
1325 - 1500 W GEORGIA STREET
VANCOUVER BC V6G 2Z6

RE: 1365 BURNABY STREET - UNIT s.22(1)

An inspection of the above-cited property on April 5, 2022, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

During the inspection of the property, the following deficiencies were observed:

- The fence located on the east side of the property is not in good repair;
- The exterior wall on the north side of the building is not weather-tight due to a crack/hole that is present;
- The window sill in the living room is not in good repair as it seems there has been water damage; AND
- The kitchen ceiling has a crack along the center of the room.

Sections 4.1(8), 7.1, 8.1, and 14.1 of the By-law state:

4. MAINTENANCE OF LAND, BUILDINGS, AND ACCESSORY BUILDINGS

4.1 (8) *Fences and approved enclosures shall be kept:*

- (a) in good repair,*
- (b) weather resistant,*
- (c) free from accident hazards, and*
- (d) free from posters, signs, notices, advertising material, words, pictures or drawings, or other defacement.*

7. EXTERIOR WALLS

7.1 (1) *Exterior walls, parapet walls, and the components thereof shall be maintained:*

- (a) in good repair,*
- (b) weather-tight,*
- (c) free from loose or unsecured objects and materials, and,*
- (d) in a manner to prevent or retard deterioration due to weather or infestation.*

- (2) *Without limiting the generality of Sentence (1), the maintenance of an exterior wall may include the painting of all exterior wood and metal work, the repainting of previously painted but deteriorated surfaces as well as the restoration, repair or replacement of:*
- (a) the wall,*
 - (b) the bricks and mortar,*
 - (c) the stucco, lathing and plaster,*
 - (d) the cladding,*
 - (e) the coping,*
 - (f) the caulking, and*
 - (g) the weatherproofing of the wall and joints,*
- all in accordance with the City of Vancouver Building By-law.*
- (3) *Canopies, marquees, awnings, screens, grilles, stairways, fire escapes, pipes, ducts, air conditioners and all other similar equipment, attachments, extensions and their supporting members shall be maintained in good repair, properly and safely anchored and protected against deterioration and decay by the periodic application of a weathercoating material such as paint or other protective treatment, unless constructed of materials inherently resistant to deterioration.*
- (4) *Exterior wall facings, projections, cornices and decorative features shall be maintained in good repair, safely and properly anchored.*
- (5) *Air conditioners shall be equipped and maintained with adequate devices for the prevention of condensation drainage onto entrance areas, sidewalks, or walkways.*
- (6) *Mechanical ventilating systems and their supporting members shall be maintained in good repair and in a safe mechanical condition.*
- (7) *All signs which are damaged or broken, or excessively weathered or faded shall, with their fastenings and supporting members, be removed or repaired.*

8. EXTERIOR DOORS AND WINDOWS

- 8.1 (1) *Exterior doors, windows, skylights, and hatchways shall be maintained in good repair and weathertight.*
- (2) *Without limiting the generality of Sentence (1), the maintenance may include:*
- (a) painting,*
 - (b) repairing or renewing damaged, decayed or deteriorated*
 - (i) doors*
 - (ii) door frames, casings and thresholds,*
 - (iii) window sashes, and*
 - (iv) window frames and casings,*
 - (c) refitting doors and windows,*
 - (d) weatherstripping,*
 - (e) repairing or replacing defective or missing essential door and window hardware,*
 - (f) reglazing, and*
 - (g) using other suitable means of weatherproofing,*
- all in accordance with the Vancouver Building By-law.*

- (3) *Openings in exterior walls, other than doors and windows, shall be effectively protected to prevent the entry of rodents, insects or vermin.*
- (4) *The requirements of Sentence (3) shall not apply where the City Building Inspector is satisfied that its implementation would adversely affect the normal operation of the premises.*
- (5) *Doors providing automobile access to parking garages which provide at least 20 spaces for residential parking shall be:*
(a) *maintained at all times in good working order and repair; and*
(b) *kept locked or otherwise inoperable except when in use and by authorized users.*

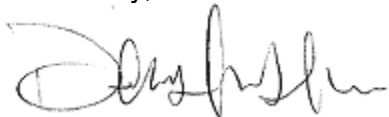
14. WALLS AND CEILINGS

- 14.1 (1) *Interior walls and ceilings shall be maintained in good repair and free from holes, or loose or broken plaster that may create health, fire or accident hazards.*
- (2) *Surfaces of interior walls and ceilings shall be maintained in a clean and sanitary condition and plumb within limits acceptable to the City Building Inspector.*

Therefore, in accordance with the By-law and to avoid further action, you are to correct the above-noted deficiencies in Unit ^{s.22(1)} **within 30 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 contraventions have 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,



Delaney Hendricks, Property Use Inspector
delaney.hendricks@vancouver.ca
(604) 871-6389

Copy: TENANT
#204 – 1365 BURNABY STREET
VANCOUVER BC V6E 1R2

Permit
 Street number
 To
 Street name

AMT DUE: 0.00

Fees						
<u>Date entered</u>	<u>Trx type</u>	<u>Invoice number</u>	<u>Fee / Pay code</u>	<u>Calculation based on</u>	<u>\$ Amount</u>	<u>Conf number</u>
18 Dec 2012	FEE	696460	762 - SINGLE TREE REMOVL	0	62.00	
18 Dec 2012	INV	696460	-	0	62.00	
18 Dec 2012	PAY	696460	CAS - CASHIER	0	-62.00	

Permit	<input type="text" value="BU464818"/>	Street number	<input type="text"/>	To	<input type="text"/>	Street name	<input type="text"/>	<input type="button" value="Search"/>
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AMT DUE:	0.00
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Fees						
<u>Date entered</u>	<u>Trx type</u>	<u>Invoice number</u>	<u>Fee/Pay code</u>	<u>Calculation based on</u>	<u>\$ Amount</u>	<u>Conf number</u>
28 Apr 2015	FEE	779258	300 - BUILDING FEE	15,000 \$	203.00	
28 Apr 2015	FEE	779258	344 - WWOP (BUILDING)	15,000 \$	203.00	
28 Apr 2015	INV	779258	-	0	406.00	
28 Apr 2015	PAY	779258	CAS - CASHIER	0	-406.00	