

File No.: 04-1000-20-2024-033

May 3, 2024

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of January 17, 2024 under the *Freedom of Information and Protection of Privacy Act* for:

**The following records regarding the Croatian Cultural Centre or United Croats of Canada, King Tomislav Branch Society, located at 3250 Commercial Drive:**

- 1. Briefing notes, meeting notes, and correspondence including options to purchase;**
  - 2. Status of any property tax payments or outstanding debts.**
- Date range for the records: January 1, 2017 to January 15, 2024.**

All responsive records are attached for part one of your request. Some information in the records has been severed (blacked out) under s.14, s.17(1)(d) & (f), and s.21(1) of the Act. You can read or download these sections here:

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

For part two of your request, the City's Revenue Services department provided the following information:

- 2017 property taxes paid \$559
- 2018 property taxes paid \$571 and \$14 penalty
- 2019 property taxes paid \$597 and \$14.30 penalty
- 2020 property taxes paid \$628 and \$14.95 penalty
- 2021 property taxes paid \$640 and \$15.70 penalty
- 2022 property taxes paid \$594
- 2023 property taxes paid \$614
- 2023 property tax advance paid \$307

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](mailto: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 (#04-1000-20-2024-033); 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,

Kevin Tuerlings, FOI Case Manager, for

*[Signed by Kevin Tuerlings]*

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

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

Encl. (Response package)

:pm

## Mackay, Gordon

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**From:** Beveridge, Justin  
**Sent:** Thursday, January 25, 2024 11:21 AM  
**To:** Mackay, Gordon  
**Subject:** FW: [EXT] Re: [EXT] Re: 3250 Commercial Drive

### Justin Beveridge

Property Negotiator | Real Estate Services | Real Estate, Environment, and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 400 Vancouver BC V5Z 0B4  
t: 604.873.7409 | e: [justin.beveridge@vancouver.ca](mailto:justin.beveridge@vancouver.ca)

**From:** Joe - Croatian Cultural Centre <[joe@croatiancentre.com](mailto:joe@croatiancentre.com)>  
**Sent:** Friday, July 3, 2020 8:46 PM  
**To:** Beveridge, Justin <[Justin.Beveridge@vancouver.ca](mailto:Justin.Beveridge@vancouver.ca)>  
**Subject:** [EXT] Re: [EXT] Re: 3250 Commercial Drive

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Hi Justin,

Any update on this?

Thank you

Joe  
604-202-0202

On Mon, Jun 8, 2020 at 3:58 PM Joe - Croatian Cultural Centre <[joe@croatiancentre.com](mailto:joe@croatiancentre.com)> wrote:

I'll wait to hear from you.

Thanks for the update.

Joe

On Mon, Jun 8, 2020 at 3:37 PM Beveridge, Justin <[Justin.Beveridge@vancouver.ca](mailto:Justin.Beveridge@vancouver.ca)> wrote:

Hi Joe,

I've passed this info along to my manager and we'll review the property. In the meantime, please feel free to pass along any information you may feel is relevant. No need to go dig for documents at this stage, but if you have anything at hand that you think might be useful (a letter or agreement indicating the City has right of first refusal), please email to me.

I will let you know the next steps when I find out more.

Regards,

**Justin Beveridge**

Property Negotiator | Real Estate Services | Real Estate and Facilities Management

CITY OF VANCOUVER [507 West Broadway, Suite 400 Vancouver BC V5Z \[google.com\]](#) OB4

t: 604.873.7409 | e: [\[google.com\]justin.beveridge@vancouver.ca](mailto:[google.com]justin.beveridge@vancouver.ca)

[\[google.com\]](#)

**From:** Joe - Croatian Cultural Centre [<mailto:joe@croatiancentre.com>]

**Sent:** Thursday, June 04, 2020 2:13 PM

**To:** Beveridge, Justin

**Subject:** [EXT] Re: [3250 Commercial Drive \[google.com\]](#)

**City of Vancouver [\[google.com\]](#) security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Hi Justin,

Please let me know if you have any questions or info.

Thanks

Joe

On Mon, Jun 1, 2020 at 12:16 PM Joe - Croatian Cultural Centre <[joe@croatiancentre.com](mailto:joe@croatiancentre.com)> wrote:

Thank You

**Josip Jurilj (Joe)**

*Croatian Cultural Centre*

*604-202-0202 Direct*

*[www.croatiancentre.com](http://www.croatiancentre.com) [[croatiancentre.com](http://croatiancentre.com)]*

On Mon, Jun 1, 2020 at 12:12 PM Beveridge, Justin <[Justin.Beveridge@vancouver.ca](mailto:Justin.Beveridge@vancouver.ca)> wrote:

Hi

**Justin Beveridge**

Property Negotiator | Real Estate Services | Real Estate and Facilities Management

CITY OF VANCOUVER [507 West Broadway, Suite 400 Vancouver BC V5Z](#) [[google.com](#)] OB4

t: 604.873.7409 | e: [justin.beveridge@vancouver.ca](mailto:justin.beveridge@vancouver.ca)

**Joe Jurilj (Josa)**

*Croatian Cultural Centre*

*Technical Support*

604-202-0202 Direct

[www.croatiancentre.com](http://www.croatiancentre.com) [[croatiancentre.com](http://croatiancentre.com)]

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**Joe Jurilj** (*Josa*)

Croatian Cultural Centre  
Technical Support  
604-202-0202 Direct  
[www.croatiancentre.com](http://www.croatiancentre.com) [[croatiancentre.com](http://croatiancentre.com)]

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**Joe Jurilj** (*Josa*)

Croatian Cultural Centre  
Technical Support  
604-202-0202 Direct  
[www.croatiancentre.com](http://www.croatiancentre.com) [[croatiancentre.com](http://croatiancentre.com)]

## Mackay, Gordon

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**From:** Mackay, Gordon  
**Sent:** Wednesday, July 15, 2020 9:32 AM  
**To:** Evans, Jerry  
**Cc:** Beveridge, Justin; Kassam, Nick; Hamilton, Greg; Newman, Andrew  
**Subject:** RE: s.21(1) Croatian Cultural Centre  
**Attachments:** 3250 Commercial

Of course. Please see the attached.

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**From:** Evans, Jerry  
**Sent:** Wednesday, July 15, 2020 9:30 AM  
**To:** Mackay, Gordon  
**Cc:** Beveridge, Justin; Kassam, Nick; Hamilton, Greg; Newman, Andrew  
**Subject:** RE: s.21(1) Croatian Cultural Centre

Hi Gord,

Can you circulate a copy of the s.21(1) and the property address when you have a moment.

Thanks  
Jerry

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**From:** Mackay, Gordon  
**Sent:** Tuesday, July 14, 2020 6:01 PM  
**To:** Hamilton, Greg; Evans, Jerry; Newman, Andrew  
**Cc:** Beveridge, Justin; Kassam, Nick  
**Subject:** s.21(1) Croatian Cultural Centre

We appear to have an s.21(1)  
s.21(1) s.17(d) & (f), s.21(1)  
s.17(d) & (f), s.21(1)  
s.17(d) & (f), s.21(1)  
s.17(d) & (f), s.21(1)

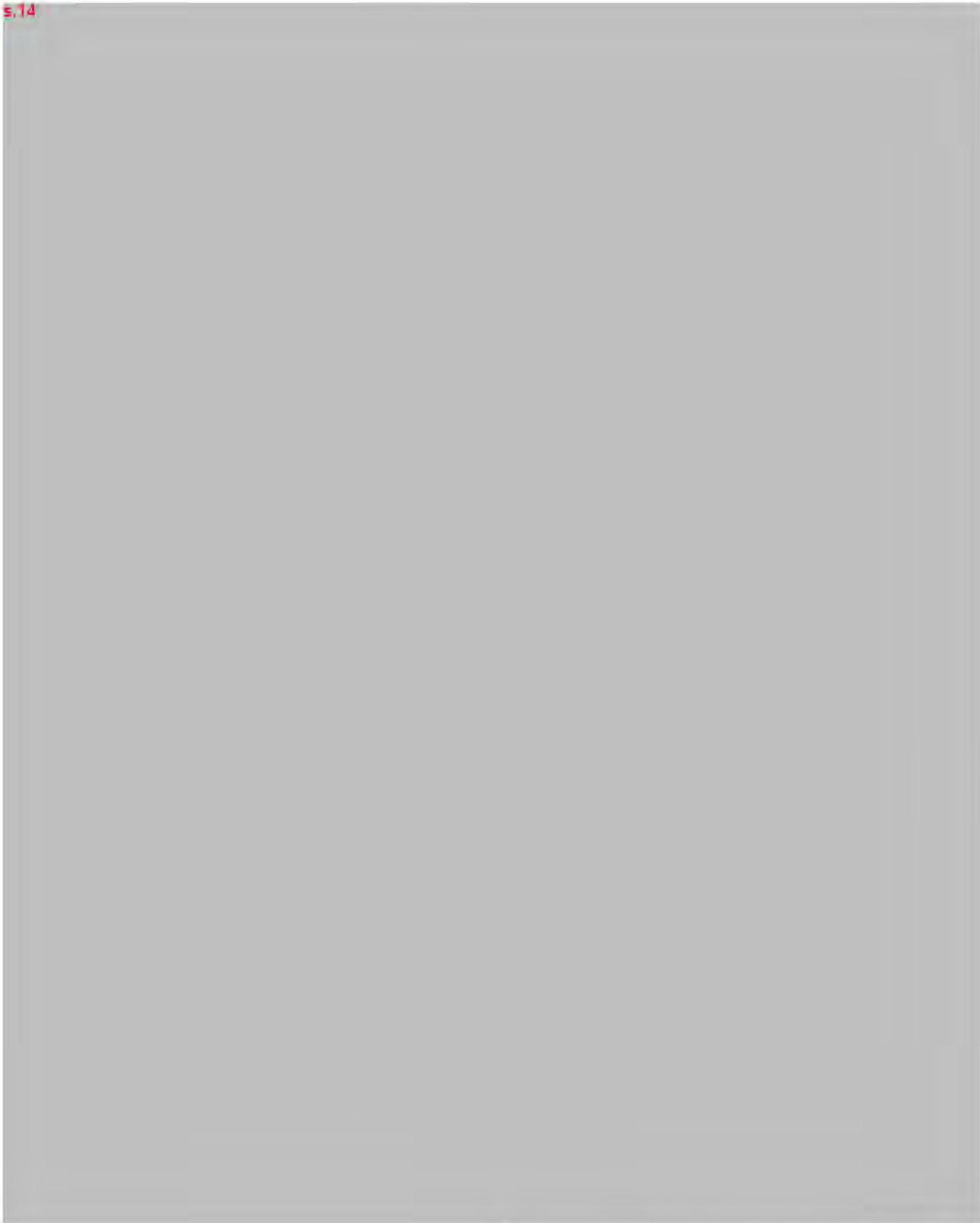
CD-1 zoning, about 1.7

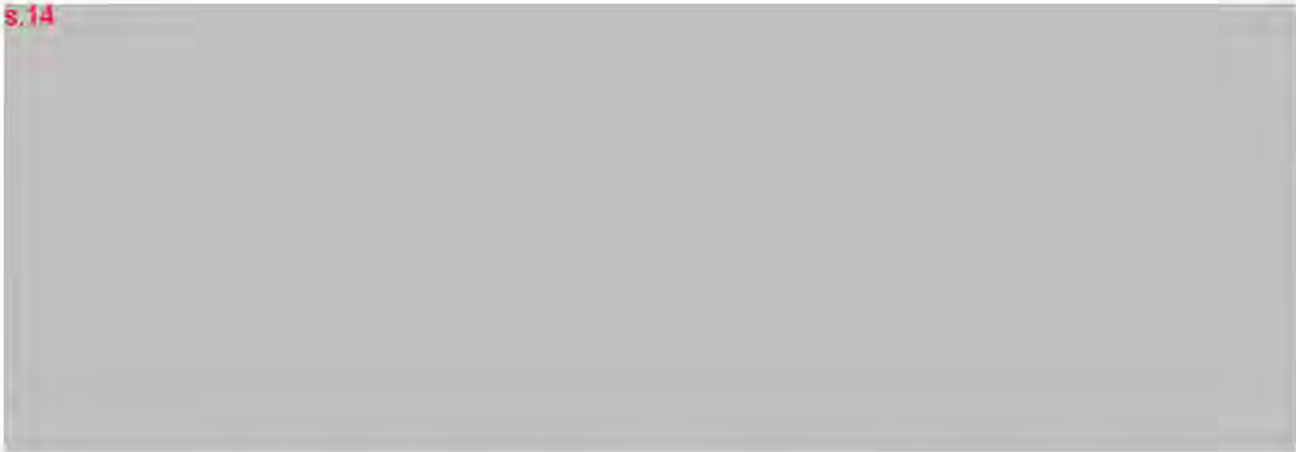
Perhaps a meeting with the representatives of the Cultural Centre in the near future?

Gordon MacKay  
Manager, Property Acquisition, Leasing and Strategic Projects  
Real Estate and Facilities Management  
City of Vancouver  
Suite 320 – 507 W. Broadway Vancouver BC V5Z 0B4  
604-871-6617









**From:** United Croats of Canada, King Tomislav Branch [<mailto:bod@ukhvancouver.org>]  
**Sent:** Wednesday, February 23, 2022 11:50 AM  
**To:** Donovan, Eduarda <[eduarda.donovan@vancouver.ca](mailto:eduarda.donovan@vancouver.ca)>  
**Cc:** [DMacKinnon@cwilson.com](mailto:DMacKinnon@cwilson.com)  
**Subject:** [EXT] Fwd: REQUEST - s.21(1) - WITHOUT PREJUDICE

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Hello,

While we understand it may take some time to have counsel review, we would appreciate an acknowledgement that this request has been received.

Thank you.

----- Forwarded message -----

**From:** United Croats of Canada, King Tomislav Branch <[bod@ukhvancouver.org](mailto:bod@ukhvancouver.org)>  
**Date:** Wed, Feb 16, 2022 at 5:13 PM  
**Subject:** REQUEST - s.21(1) - WITHOUT PREJUDICE  
**To:** <[eduarda.donovan@vancouver.ca](mailto:eduarda.donovan@vancouver.ca)>  
**Cc:** <[DMacKinnon@cwilson.com](mailto:DMacKinnon@cwilson.com)>

Dear Eduarda,

Please route this letter to your legal services group. We would also appreciate an acknowledgement that it has been received.

Thank you in advance for your time.

Sincerely,  
Board of Directors United Croats of Canada,  
King Tomislav Branch  
[bod@ukhvancouver.org](mailto:bod@ukhvancouver.org)



s.21(1)



## Mackay, Gordon

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**From:** Evans, Jerry  
**Sent:** Tuesday, September 26, 2023 3:37 PM  
**To:** United Croats of Canada, King Tomislav Branch  
**Cc:** Mackay, Gordon  
**Subject:** RE: United Croats of Canada, KT Branch - Membership Authorization

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Board of Directors,

Thank you for forwarding the Special Resolution discussed at our meeting last Friday. The discussions last week gave us a better understanding of your needs and the required next steps. I believe that we now have a framework to move forward our discussions **s.21(1)**

Your sincerely,

**Jerry Evans**

Director, Real Estate Services | **City of Vancouver**  
**email** [jerry.evans@vancouver.ca](mailto:jerry.evans@vancouver.ca) | **telephone** 604.873.7430

**From:** United Croats of Canada, King Tomislav Branch <bod@ukhvancouver.org>  
**Sent:** Monday, September 25, 2023 11:06 AM  
**To:** Mackay, Gordon <Gordon.Mackay@vancouver.ca>; Evans, Jerry <jerry.evans@vancouver.ca>  
**Subject:** United Croats of Canada, KT Branch - Membership Authorization

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Report Suspicious

Hello Gordon and Jerry,

Thank you for taking the time to meet with us this past Friday. As discussed, attached is a copy of a Special Resolution passed on Aug 27, 2023 authorizing our Board to have discussions with you **s.21(1)**

We look forward to working with you.

Regards,



**UKH**

**Board Of Directors**

**United Croats of Canada – King Tomislav Branch**

**3250 Commercial Drive, Vancouver, B.C. Canada V5N 4E4**

