

File No.: 04-1000-20-2024-254

May 10, 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 April 24, 2024 under the ***Freedom of Information and Protection of Privacy Act*** for:

Vancouver Fire and Rescue Service (VFRS) inspection reports of common areas at 33 Smithe Street, and all complaints regarding the fire code or other fire safety-related infractions received by VFRS. Date range: April 1, 2023 to April 23, 2024.

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.

Vancouver Fire and Rescue Services staff have confirmed that they have not received any complaints responsive to 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 (#04-1000-20-2024-254); 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. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

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Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **33 SMITHE ST**
Building Name: **COOPERS LOOKOUT**

FH District: **08**
FPO District: **58**

Constr. Type: _____
Business Name: **COOPER PARK**
Property class: **C Residential Tenant**

Date of Report: **May 9, 2024**
Last Inspection Date: **May 8, 2024**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	December 13, 2023	Unsatisfactory	FP General	Forsythe, Kelsey

Violation Notice: Issued Received by: Ilya Malek Position: [None selected]

1 - Fire Alarm Systems **Status Unsatisfactory**

The fire alarm system has past its service date and is now in need of servicing by a qualified service contractor.

2 - Fire Extinguishers (Portable) **Status Unsatisfactory**

The fire extinguisher has past its service date and is now in need of servicing by a qualified service contractor.

3 Sprinklers. - Sprinkler Systems **Status Unsatisfactory**

The sprinkler system water/air pressure gauge requires replacement.

Perform trip test

The fire pump has past its service date and is now in need of servicing by a qualified service contractor.

The sprinkler system has past its service date and is now in need of servicing by a qualified service contractor.

Note: Unsatisfactory

Progress check - same as last, no change

Had check in with manager Ilya Malek on Nov 28 via email ymalek@ranchogroup.com and cell **s.22(1)** **s.22(1)** He had no knowledge of outstanding deficiencies and was going to contact Mountain Fire for scheduling asap

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	September 26, 2023	Unsatisfactory	FP General	Forsythe, Kelsey

Violation Notice: Issued Received by: Mahbur Position: Prop mgmt Company

1 - Fire Alarm Systems **Status Unsatisfactory**

The fire alarm system has past its service date and is now in need of servicing by a qualified service contractor.

2 - Fire Extinguishers (Portable) **Status Unsatisfactory**

The fire extinguisher has past its service date and is now in need of servicing by a qualified service contractor.



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: 33 SMITHE ST
Building Name: COOPERS LOOKOUT

FH District: 08
FPO District: 58

3 - Fire Safety Plan **Status Satisfactory**

Fire safety plan evacuation maps and instructions signage is required to be posted in the floor area.

4 Sprinklers. - Sprinkler Systems **Status Unsatisfactory**

The sprinkler system water/air pressure gauge requires replacement.

Perform trip test

The fire pump has past its service date and is now in need of servicing by a qualified service contractor.

The sprinkler system has past its service date and is now in need of servicing by a qualified service contractor.

Note: NOV

Building is attached to 9 & 29 Smithe Mews

Susan is the concierge
Alliance site manager Mahbur personal # s.22(1)

AL Fail ASAP
WA Fail full flow trip required and gauges due 24/02/17
FP Last service date 23 Feb Fail
EX Fail
GS 24/03/13

NOV issued to Mahbur

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	June 14, 2023	Unsatisfactory	FP General	Forsythe, Kelsey

Violation Notice: Issued Received by: concierge Position: [None selected]

1 - Fire Alarm Systems **Status Unsatisfactory**

Fire alarm system smoke control test report required from fire safety company.

2 - Fire Safety Plan **Status Unsatisfactory**

Fire safety plan evacuation maps and instructions signage is required to be posted in the floor area.

Note: NOV

Attended for reinspection

AL had X through it, no report on site, no FSP plan on site

NOV reissued



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **33 SMITHE ST**
Building Name: **COOPERS LOOKOUT**

FH District: **08**
FPO District: **58**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	March 10, 2022	Unsatisfactory	FP General	Lee, Jay

Violation Notice: Issued Received by: PREVIOUS NOTICE Position: [None selected]

1 - Fire & Exit Doors	Status Satisfactory
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Repair self closing device on door.

2 - Fire Alarm Systems	Status Unsatisfactory
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Fire alarm system smoke control test report required from fire safety company.

3 - Fire Safety Plan	Status Unsatisfactory
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Fire safety plan evacuation maps and instructions signage is required to be posted in the floor area.

4 Sprinklers. - Sprinkler Systems	Status Satisfactory
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Repair/replace non-functioning sprinkler system component.

Note: REINSPECTION

Smoke control testing not conducted.
P1 Evac layout missing.

Bill.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Residential Tenant - C	July 6, 2021	Unsatisfactory	FP General	Lee, Jay

Violation Notice: Issued Received by: PREVIOUS NOTICE Position: [None selected]

1 - Fire & Exit Doors	Status Unsatisfactory
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Repair self closing device on door.

2 - Fire Alarm Systems	Status Unsatisfactory
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Fire alarm system smoke control test report required from fire safety company.

3 - Fire Safety Plan	Status Unsatisfactory
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Fire safety plan evacuation maps and instructions signage is required to be posted in the floor area.

4 Sprinklers. - Sprinkler Systems	Status Unsatisfactory
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Repair/replace non-functioning sprinkler system component.

5 - Standpipe & Hose Systems	Status Satisfactory
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Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **33 SMITHE ST**
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FH District: **08**
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our office after completion.

Note: REINSPECTION FAIL

Reinspection conducted.

Most items completed.

Still outstanding items exist.

Bill for reinspection.

Inspection Class Residential Tenant - C	Inspected Date December 17, 2020	Status Unsatisfactory	Assigned To FP General	Inspector Lee, Jay
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Violation Notice: Issued **Received by:** PREVIOUS NOTICE **Position:** [None selected]

1 - Electrical Safety **Status** Satisfactory

Electrical extension wiring hanging on sprinkler piping level 36 leading to roofhatch and out - Electrical danger. No obstruction is allowed on sprinkler piping.

Remove electrical extension and keep fire doors closed - pool mechanical room

2 - Exit Stairshafts **Status** Satisfactory

Storage in level 35/36 Stair 2 and level 36 vestibule to be removed.

3 - Fire & Exit Doors **Status** Unsatisfactory

Repair self closing device on door.

4 - Fire Alarm Systems **Status** Unsatisfactory

Fire alarm system annual inspection, test & maintenance report required from fire safety company.

Fire alarm system verification report required from fire safety company.

Fire alarm system smoke control test report required from fire safety company.

5 - Fire Safety Plan **Status** Unsatisfactory

Fire safety plan evacuation maps and instructions signage is required to be posted in the floor area.

6 - Fire Separations **Status** Satisfactory

All drywall joints shall be taped and filled. Drywall missing outside pool mechanical room

7 Sprinklers. - Sprinkler Systems **Status** Unsatisfactory

Repair/replace non-functioning sprinkler system component.



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **33 SMITHE ST**
Building Name: **COOPERS LOOKOUT**

FH District: **08**
FPO District: **58**

Sprinkler dry accelerator bypassed.

Sprinkler gauges to be recalibrated and/or replaced

Sprinkler escutcheon missing outside Fibe Optic Room

8 - Standpipe & Hose Systems

Status Unsatisfactory

A five year flow test is required for the standpipe system. Testing to be performed by a qualified service contractor. Submit documentation of test to our office after completion.

Note: REINSPECTION FAIL

Annual testing completed.

Violation items still not addressed.

Bill for reinspection.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Complaint	November 30, 2020	Satisfactory	FP General	Byrne, Patrick

Note: 311 Complaint

- Case # 101014562076
- Storage in underground parking of extinguishers partially blocked exits by motorbikes was the complaint from a citizen.

Nothing found at location, inspected P1-P4. Talked to concierge Susan Ferguson and she confirmed that the situation had been corrected.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	November 18, 2019	Unsatisfactory	FP General	Lee, Jay

Violation Notice: Issued

Received by: SUSAN FERGUSON

Position: Manager

1 - Electrical Safety

Status Unsatisfactory

Electrical extension wiring hanging on sprinkler piping level 36 leading to roofhatch and out - Electrical danger. No obstruction is allowed on sprinkler piping.

Remove electrical extension and keep fire doors closed - pool mechanical room

2 - Exit Stairshafts

Status Unsatisfactory

Storage in level 35/36 Stair 2 and level 36 vestibule to be removed.

3 - Fire & Exit Doors

Status Unsatisfactory

Repair self closing device on door.



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **33 SMITHE ST**
Building Name: **COOPERS LOOKOUT**

FH District: **08**
FPO District: **58**

4 - Fire Alarm Systems **Status** Unsatisfactory

Fire alarm system annual inspection, test & maintenance report required from fire safety company.

Fire alarm system verification report required from fire safety company.

Fire alarm system smoke control test report required from fire safety company.

5 - Fire Safety Plan **Status** Unsatisfactory

Fire safety plan evacuation maps and instructions signage is required to be posted in the floor area.

6 - Fire Separations **Status** Unsatisfactory

All drywall joints shall be taped and filled. Drywall missing outside pool mechanical room

7 Sprinklers. - Sprinkler Systems **Status** Unsatisfactory

Repair/replace non-functioning sprinkler system component.

Sprinkler dry accelerator bypassed.

Sprinkler gauges to be recalibrated and/or replaced

Sprinkler escutcheon missing outside Fibe Optic Room

8 - Standpipe & Hose Systems **Status** Unsatisfactory

A five year flow test is required for the standpipe system. Testing to be performed by a qualified service contractor. Submit documentation of test to our office after completion.

Note: NOV ISSUED

Met with onsite Susan Ferguson - 604-682-3918
FX/FA/SPR/FP/FX/GEN tested in Feb 2019

NOV Issued for the following:

1. Electrical extension wiring hanging on sprinkler piping level 36 leading to roofhatch and out - Electrical danger. No obstruction is allowed on sprinkler piping.
2. Storage in level 35/36 Stair 2 and level 36 vestibule to be removed.
3. Sprinkler gauges to be recalibrated and/or replaced
4. Evacuation layout missing on P1 Level
5. Drywall missing outside pool mechanical room
6. Remove electrical extension and keep fire doors closed - pool mechanical room
7. Sprinkler escutcheon missing outside Fibe Optic Room
8. Self-closure missing/damaged - Sprinkler room, Sub electrical Room
9. Sprinkler system tag shows deficient
10. Sprinkler dry accelerator bypassed.
11. Documentation not onsite
 - a. Smoke control test



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Property Address: **33 SMITHE ST**
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- b. 5 year standpipe flow test
- c. Verification report
- d. 2 years fire alarm testing report

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	August 29, 2018	Satisfactory	FP General	Craven, Lee

1 - Fire Alarm Systems	Status Satisfactory
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The fire alarm system monitoring dialer (signalling unit) has been damaged and requires repair/replacement.
xxx x

2 - Housekeeping	Status Satisfactory
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Combustible materials shall be removed from the exterior areas of the building and be disposed off-site.
xxx x

3 Sprinklers. - Sprinkler Systems	Status Satisfactory
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Sprinkler system annual inspection, test & maintenance report required from fire safety company.
xxx x

Provide appropriate documentation from the service contractor performing the work as described in this inspection report to our office.
xxx x

4 - Standpipe & Hose Systems	Status Satisfactory
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The hose system has past its service date and is now in need of servicing by a qualified service contractor.
xxx x

Standpipe & hose system annual inspection, test & maintenance report required from fire safety company.
xxx x

Note: RIOK

RIOK. All issues resolved. Please bill

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	July 24, 2018	Unsatisfactory	FP General	Craven, Lee

Violation Notice: Issued

Received by: Susan

Position: Concierge

1 - Egress	Status Satisfactory
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Multiple units have placed shelving/shoe racks in pathway/egress hallways long the exits. Residents must keep hallway clear of debris.

2 - Fire Alarm Systems	Status Unsatisfactory
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The fire alarm system monitoring dialer (signalling unit) has been damaged and requires repair/replacement.
xxx x

3 - Housekeeping	Status Unsatisfactory
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Combustible materials shall be removed from the exterior areas of the building and be disposed off-site.
xxx x

4 Sprinklers. - Sprinkler Systems	Status Unsatisfactory
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Sprinkler system annual inspection, test & maintenance report required from fire safety company.
xxx x

Provide appropriate documentation from the service contractor performing the work as described in this inspection report to our office.
xxx x



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Property - Inspection History Report

Property Address: **33 SMITHE ST**
Building Name: **COOPERS LOOKOUT**

FH District: **08**
FPO District: **58**

5 - Standpipe & Hose Systems **Status** Unsatisfactory

The hose system has past its service date and is now in need of servicing by a qualified service contractor.

Standpipe & hose system annual inspection, test & maintenance report required from fire safety company.

Note: Extention Request

manager apoligized and asked for a extention of 2 weeks. I have granted this request as long as he updates me by email on his progress. They are currently waiting on parts for the sprinkler system with Mountain Fire. Same NOV, no new one issued.

I had to wait for him for close to 25 min in lobby

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	June 13, 2018	Unsatisfactory	FP General	Craven, Lee

Violation Notice: Issued **Received by:** Sukan Farkan **Position:** Concierge

1 - Egress **Status** Unsatisfactory

Multiple units have placed shelving/shoe racks in pathway/egress hallways long the exits. Residents must keep hallway clear of debris.

2 - Fire Alarm Systems **Status** Unsatisfactory

The fire alarm system monitoring dialer (signalling unit) has been damaged and requires repair/replacement.

3 - Housekeeping **Status** Unsatisfactory

Combustible materials shall be removed from the exterior areas of the building and be disposed off-site.

4 Sprinklers. - Sprinkler Systems **Status** Unsatisfactory

Sprinkler system annual inspection, test & maintenance report required from fire safety company.

Provide appropriate documentation from the service contractor performing the work as described in this inspection report to our office.

5 - Standpipe & Hose Systems **Status** Unsatisfactory

The hose system has past its service date and is now in need of servicing by a qualified service contractor.

Standpipe & hose system annual inspection, test & maintenance report required from fire safety company.

Note: NOV

NOV was issued for the following:

- Hose cabinet on P1 common area is out of service. Needs immediate repair.
- Sprinkler system says work required. Need verification and documentation. Work to be complete asap.
- Residents must remove any shoe racks/or shelving in front of units from hallways that impede exit pathway.
- Fire Panel in P1 must be secure at all times.
- Housekeeping of combustable materials must be removed from service rooms, as they are being



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Property Address: **33 SMITHE ST**
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FH District: **08**
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used as storage.

- - No other issues in building noticed at inspection
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- Floors and exit stairwells checked and clear

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	February 27, 2010	Satisfactory	FP General	Zagar, Alan

Note: Olympic Insp.
Olympic Insp ok.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	February 27, 2010	Satisfactory	FP General	Zagar, Alan

Note: Olympic Insp.
Olympic Insp. ok

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	February 25, 2010	Satisfactory	FP General	Zagar, Alan

Note: Olympic Insp.
Olympic Insp. ok.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	February 22, 2010	Satisfactory	FP General	Zagar, Alan

Note: Olympic Insp.
Olympic Insp. ok

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	February 19, 2010	Satisfactory	FP General	Zagar, Alan

Note: Olympic Park
Olympic insp. ok.

Inspection Class	Inspected Date	Status	Assigned To	Inspector
FPO General	February 17, 2010	Satisfactory	FP General	Zagar, Alan

Note: Olympic Insp.
Olympic Insp. ok



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **33 SMITHE ST**
Building Name: **COOPERS LOOKOUT**

FH District: **08**
FPO District: **58**

Inspection Class FPO General	Inspected Date February 15, 2010	Status Satisfactory	Assigned To FP General	Inspector Zagar, Alan
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Note: Olympic Insp.

Olympic Insp. ok.

Inspection Class Final Occupancy	Inspected Date February 5, 2009	Status Satisfactory	Assigned To FP General	Inspector Booth, Douglas
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Note: Final Occ. for 9 Smithe Mews

Final Occupancy for # 9 Smithe Mews attached to #33 Smithe.

Final OK.

Occupancy notified

Inspection Class Final Occupancy	Inspected Date November 14, 2008	Status Satisfactory	Assigned To FP General	Inspector Nygaard, Gary
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Inspection Class Final Occupancy	Inspected Date October 3, 2008	Status Satisfactory	Assigned To FP General	Inspector Nygaard, Gary
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Inspection Class Permit	Inspected Date October 2, 2008	Status Satisfactory	Assigned To FP General	Inspector Rusticus, Martin
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Note: FINAL OCCUPANCY - GRANTED

Inspection Class FPO General	Inspected Date October 2, 2008	Status Satisfactory	Assigned To FP General	Inspector Rusticus, Martin
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Inspection Class Final Occupancy	Inspected Date September 24, 2008	Status Satisfactory	Assigned To FP General	Inspector Rusticus, Martin
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Note: FINAL - BASE BUILDING

- BASE BUILDING GRANTED, A FEW MINOR DEFICIENCIES
LOOKING FOR FINAL FOR NEXT WEEK OR TWO.