

File No.: 04-1000-20-2024-589

November 6, 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 September 23, 2024 under the *Freedom of Information and Protection of Privacy Act* for:

**Record of all notices sent by the City to property owners regarding graffiti removal in the DTES (as per City of Vancouver DTES Community Plan). Date range: June 1, 2024 to June 9, 2024 and June 18, 2024 to September 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](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Under Part 5 of the Act, 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 (2024-589); 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**

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. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:pm

## REGISTERED AND REGULAR MAIL

July 15, 2024  
CF-2024-005155

VANCOUVER CHINATOWN HOUSING SOCIETY  
1010-207 W HASTINGS ST  
VANCOUVER BC V6B 1H7

**Contact Person:**

Alvin Leung  
District Property Use Inspector  
604-871-6009  
alvin.leung@vancouver.ca

## ORDER

RE: 102 MAIN STREET

Further to our letter dated June 14, 2024, on July 4, 2024 a Property Use Inspector conducted an inspection and reported that the graffiti that was previously reported to be on your building at the above location still exists as follows, in contravention of Graffiti By-law No. 7343 (the By-law):

- West (front) elevation on metal door, wood panels and plastic covering, multiple paint colours of all shapes and sizes;
- South (side) elevation on concrete block, multiple paint colours of all shapes and sizes;
- North (side) elevation on metal door, wood panels, plastic covering and brick, multiple paint colours of all shapes and sizes; and
- East (rear) elevation on concrete, wood panels and metal flashings, multiple paint colours of all shapes and sizes.

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

*Section 6 Every owner or occupier of real property must remove from that real property any unsightly accumulation of graffiti within 10 days after the Director of Licenses and Inspections causes a notice to be served upon the owner or occupier requiring such removal.*

*Section 7 If an owner defaults in removing any unsightly accumulation of graffiti in compliance with section 6 and the notice referred to therein, the City, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner.*

Therefore, pursuant to Section 6 of the By-law, you are ordered to remove the graffiti from your building **within 10 days of the date of this order**, and subsequently maintain the building free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

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 Alvin Leung, District Property Use Inspector, at 604-871-6009 or via email at [alvin.leung@vancouver.ca](mailto:alvin.leung@vancouver.ca).

Yours truly,

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

Saul Schwebs, Architect AIBC  
Chief Building Official

Copy: Posted on site

VANCOUVER CHINATOWN HOUSING SOCIETY  
700-5951 NO. 3 ROAD  
RICHMOND BC V6X 2E3

## REGISTERED AND REGULAR MAIL

July 16, 2024  
CF-2024-004892

0904309 BC LTD  
1300-777 DUNSMUIR ST  
VANCOUVER BC V7Y 1K2

### Contact Person:

Delaney Hendricks  
District Property Use Inspector  
604-871-6389  
delaney.hendricks@vancouver.ca

## ORDER

RE: 123 E HASTINGS STREET

Further to our letter dated June 6, 2024, on July 3, 2024 a Property Use Inspector conducted an inspection and reported that the graffiti that was previously reported to be on your building at the above location still exists as follows, in contravention of Graffiti By-law No. 7343 (the By-law):

- South side on boarded up plywood, multiple colours, paint, total approx. 100 sq.ft..

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

*Section 6 Every owner or occupier of real property must remove from that real property any unsightly accumulation of graffiti within 10 days after the Director of Licenses and Inspections causes a notice to be served upon the owner or occupier requiring such removal.*

*Section 7 If an owner defaults in removing any unsightly accumulation of graffiti in compliance with section 6 and the notice referred to therein, the City, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner.*

Therefore, pursuant to Section 6 of the By-law, **you are ordered to** remove the graffiti from your building **within 10 days of the date of this order**, and subsequently maintain the building free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

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 Delaney Hendricks, District Property Use Inspector, at 604-871-6389 or via email at [delaney.hendricks@vancouver.ca](mailto:delaney.hendricks@vancouver.ca).

Yours truly,

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

Saul Schwebs, Architect AIBC  
Chief Building Official

Copy: Posted on site

0904309 BC LTD  
SUITE #2400-745 THURLOW STREET  
VANCOUVER BC V6E 0C5

## REGISTERED AND REGULAR MAIL

September 12, 2024  
CF-2024-005486

160 CORDOVA HOLDINGS LTD  
102-133 W 17TH ST  
NORTH VANCOUVER BC V7M 1V5

### Contact Person:

Delaney Hendricks  
District Property Use Inspector  
604-871-6389  
delaney.hendricks@vancouver.ca

## ORDER

RE: 160 W CORDOVA STREET

Further to our letter dated July 25, 2024, on September 3, 2024 a Property Use Inspector conducted an inspection and reported that the graffiti that was previously reported to be on the mural at the above location still exists as follows, in contravention of Graffiti By-law No. 7343 (the By-law):

- East elevation on brick, multiple colours, paint and sharpie, total approx. 75 sq.ft..

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

*Section 6 Every owner or occupier of real property must remove from that real property any unsightly accumulation of graffiti within 10 days after the Director of Licenses and Inspections causes a notice to be served upon the owner or occupier requiring such removal.*

*Section 7 If an owner defaults in removing any unsightly accumulation of graffiti in compliance with section 6 and the notice referred to therein, the City, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner.*

Therefore, pursuant to Section 6 of the By-law, **you are ordered to** remove the graffiti from your building **within 10 days of the date of this order**, and subsequently maintain the building free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

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 Delaney Hendricks, District Property Use Inspector, at 604-871-6389 or via email at [delaney.hendricks@vancouver.ca](mailto:delaney.hendricks@vancouver.ca).

Yours truly,

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

Saul Schwebs, Architect AIBC  
Chief Building Official

Copy: Posted on site

160 CORDOVA HOLDINGS LTD  
C/O BRG CONSULTING SERVICES  
133 WEST 17TH STREET  
NORTH VANCOUVER BC V7M 1V5





July 25, 2024  
CF-2024-005486

160 CORDOVA HOLDINGS LTD  
102-133 W 17TH ST  
NORTH VANCOUVER BC V7M 1V5

RE: 160 W CORDOVA STREET

An inspection of the above location on June 25, 2024, confirmed that graffiti has been placed on the mural at the above-noted building, as follows:

- East elevation on brick, multiple colours, paint and sharpie, total approx. 75 sq.ft.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

The City endeavours to preserve murals as they have been demonstrated to deter graffiti. Unfortunately, although a rarity, murals do get damaged or vandalized. The Integrated Graffiti Management Program may be able to assist local businesses and property owners to address the repair or removal of some art work that has been damaged or vandalized. We encourage you to contact 3-1-1 to learn more about the City's Integrated Graffiti Management Program.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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

Enclosure

**REGISTERED AND REGULAR MAIL**

August 27, 2024  
CF-2024-005462

SOLTERRA DEVELOPMENT (KEEFER) CORP  
ANNACIS BUSINESS PARK  
460 FRASERVIEW PL  
DELTA BC V3M 6H4

**Contact Person:**

Delaney Hendricks  
District Property Use Inspector  
604-871-6389  
delaney.hendricks@vancouver.ca

**ORDER**

RE: 189 KEEFER STREET (185 KEEFER STREET AND 583 – 587 MAIN STREET)

Further to our letter dated July 25, 2024, on August 13, 2024 a Property Use Inspector conducted an inspection and reported that the graffiti that was previously reported to be on your building at the above location still exists as follows, in contravention of Graffiti By-law No. 7343 (the By-law):

- East and south elevations on brick and windows, multiple colours, paint, total approx. 75 sq.ft.

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

*Section 6 Every owner or occupier of real property must remove from that real property any unsightly accumulation of graffiti within 10 days after the Director of Licenses and Inspections causes a notice to be served upon the owner or occupier requiring such removal.*

*Section 7 If an owner defaults in removing any unsightly accumulation of graffiti in compliance with section 6 and the notice referred to therein, the City, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner.*

Therefore, pursuant to Section 6 of the By-law, **you are ordered to** remove the graffiti from your building **within 10 days of the date of this order**, and subsequently maintain the building free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

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 Delaney Hendricks, District Property Use Inspector, at 604-871-6389 or via email at [delaney.hendricks@vancouver.ca](mailto:delaney.hendricks@vancouver.ca).

Yours truly,



Saul Schwebs, Architect AIBC  
Chief Building Official

Copy: Posted on site

SOLTERRA DEVELOPMENT (KEEFER) CORP  
#2300-925 WEST GEORGIA STREET  
VANCOUVER BC V6C 3L2

## REGISTERED AND REGULAR MAIL

July 23, 2024  
CF-2024-004923

PACIFIC LINK HOLDINGS LTD  
150-12831 CLARKE PL  
RICHMOND BC V6V 2H9

**Contact Person:**

Alvin Leung  
District Property Use Inspector  
604-871-6009  
alvin.leung@vancouver.ca

## ORDER

RE: 259 E GEORGIA STREET

Further to our letter dated June 11, 2024, on June 26, 2024 a Property Use Inspector conducted an inspection and reported that the graffiti that was previously reported to be on your building at the above location still exists, along with additional graffiti that subsequently been placed on your building as follows, in contravention of Graffiti By-law No. 7343 (the By-law):

June 4, 2024 Inspection

- South elevation at front (facing E Georgia St) on metal shutter door, white paint, total approx. 20' x 10'.

June 26, 2024 Inspection

- South elevation on concrete, yellow paint, total approx. 2' x 2'.

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

*Section 6 Every owner or occupier of real property must remove from that real property any unsightly accumulation of graffiti within 10 days after the Director of Licenses and Inspections causes a notice to be served upon the owner or occupier requiring such removal.*

*Section 7 If an owner defaults in removing any unsightly accumulation of graffiti in compliance with section 6 and the notice referred to therein, the City, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner.*

Therefore, pursuant to Section 6 of the By-law, **you are ordered to** remove the graffiti from your building **within 10 days of the date of this order**, and subsequently maintain the building free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

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 Alvin Leung, District Property Use Inspector, at 604-871-6009 or via email at [alvin.leung@vancouver.ca](mailto:alvin.leung@vancouver.ca).

Yours truly,



Saul Schwebs, Architect AIBC  
Chief Building Official

Copy: Posted on site

PACIFIC LINK HOLDINGS LTD  
SUITE #2700-1133 MELVILLE STREET  
VANCOUVER BC V6E 4E5

August 9, 2024  
CF-2024-005690

0781178 BC LTD  
885 WILDWOOD LANE  
WEST VANCOUVER BC V7S 2H7

RE: 316 POWELL STREET (316 – 324 POWELL STREET)

An inspection of the above location on June 24, 2024, confirmed that graffiti has been placed on the building, as follows:

- West elevation (facing the neighbouring property and Gore Ave) on brick, black and white paint, total approx. 15' x 100'.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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,



Darren Mitchell for  
Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure



August 12, 2024  
CF-2024-007166

PROVINCIAL RENTAL HOUSING CORP  
C/O REAL ESTATE SERVICES  
1701-4555 KINGSWAY  
BURNABY BC V5H 4V8

RE: 319 CARRALL STREET  
(309 – 319 CARRALL STREET AND 2 W CORDOVA STREET)

An inspection of the above location on July 26, 2024, confirmed that graffiti has been placed on the building, as follows:

- South elevation (rear lane) on brick and wood, multiple tags and colours, paint, total approx. 150 sq.ft.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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".

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

Enclosure



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**REGISTERED AND REGULAR MAIL**

July 15, 2024  
CF-2024-005177

EVERPROSPERITY INVESTMENTS  
HOLDINGS LTD

s.22(1)

**Contact Person:**

Alvin Leung  
District Property Use Inspector  
604-871-6009  
alvin.leung@vancouver.ca

**ORDER**

RE: 555 GORE AVENUE (555 – 595 GORE AVENUE)

Further to our letter dated June 18, 2024, on July 4, 2024 a Property Use Inspector conducted an inspection and reported that the graffiti that was previously reported to be on your buildings at the above locations still exists as follows, in contravention of Graffiti By-law No. 7343 (the By-law):

**585 Gore Ave:**

- East (front) elevation (facing Gore Ave) on overhead garage door, brown board wall and along the awning trims, multiple paint colours of all shapes and sizes; and

**595 Gore Ave:**

- South (side) elevation (facing Keefer St) on Money Foods Enterprises sign box; and
- East (front) elevation (facing Gore Ave) on plastic covering attached to the wall and along the awning trims, multiple paint colours of all shapes and sizes.

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

*Section 6 Every owner or occupier of real property must remove from that real property any unsightly accumulation of graffiti within 10 days after the Director of Licenses and Inspections causes a notice to be served upon the owner or occupier requiring such removal.*

*Section 7 If an owner defaults in removing any unsightly accumulation of graffiti in compliance with section 6 and the notice referred to therein, the City, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner.*



Therefore, pursuant to Section 6 of the By-law, **you are ordered to** remove the graffiti from your buildings **within 10 days of the date of this order**, and subsequently maintain the buildings free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

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 Alvin Leung, District Property Use Inspector, at 604-871-6009 or via email at [alvin.leung@vancouver.ca](mailto:alvin.leung@vancouver.ca).

Yours truly,



Saul Schwebs, Architect AIBC  
Chief Building Official

Copy: Posted on site

EVERPROSPERITY INVESTMENTS HOLDINGS LTD  
2220-4871 SHELL ROAD  
RICHMOND BC V6X 3Z6



July 31, 2024  
CF-2024-006662

s.22(1)

RE: 565 UNION STREET

An inspection of the above location on July 16, 2024, confirmed that graffiti has been placed on the building, as follows:

- North elevation (rear) on man door, black paint, total approx. 2' x 1'; and
- North elevation (facing the lane) on accessory doors, black, turquoise and pink paint, total approx. 20' x 4'.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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 "Alvin Leung".

Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure

**REGISTERED AND REGULAR MAIL**

July 5, 2024  
CF-2024-005992

OWNERS OF STRATA PLAN EPS3082  
C/O ASCENT REAL ESTATE MGMT  
2176 WILLINGDON AVE  
BURNABY BC V5C 5Z9

COMMUNITY BUILDERS BENEVOLENCE GROUP  
950-1130 W PENDER ST  
VANCOUVER BC V6E 4A4

**Contact Person:**

Alvin Leung  
District Property Use Inspector  
604-871-6009  
alvin.leung@vancouver.ca

**ORDER**

RE: 626 ALEXANDER STREET (626 – 636 ALEXANDER STREET)

On July 4., 2024 a Property Use Inspector conducted an inspection and reported that your building at the above location has been defaced with graffiti including (**OBSCENE GRAFFITI – with the words "FUCK YOU" and "FentoNoD is DA Best I ever Done but Now this bullshit will this Benzo's Realy pissing me off Like what the Fuck is this shit it kills come on people"**) as follows, in contravention of Graffiti By-law No. 7343 (the By-law):

- South side (facing the rear lane) on concrete, overhead garage door and man doors. multiple paint colours and sizes; and
- West side (facing the neighbouring property) on concrete multiple paint colours and sizes.

The City is seeking mandatory compliance to its By-law through the issuance of this Compliance Order. The Compliance Order is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the By-law and is also shown in the paragraphs below.

*Section 6 Every owner or occupier of real property must remove from that real property any unsightly accumulation of graffiti within 10 days after the Director of Licenses and Inspections causes a notice to be served upon the owner or occupier requiring such removal.*

*Section 7 If an owner defaults in removing any unsightly accumulation of graffiti in compliance with section 6 and the notice referred to therein, the City, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner.*

Therefore, pursuant to Section 6 of the By-law, **you are ordered to** remove the graffiti from your building **within 10 days of the date of this order**, and subsequently maintain the building free of graffiti.

If you do not comply with this Order, the City will hire a contractor to carry out the work as authorized under Section 7 of the By-law, and invoice the cost of the work to the owner. If the costs incurred are not paid, the City will add such costs to the property tax roll for collection.

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 Alvin Leung, District Property Use Inspector, at 604-871-6009 or via email at [alvin.leung@vancouver.ca](mailto:alvin.leung@vancouver.ca).

Yours truly,



Saul Schwebs, Architect AIBC  
Chief Building Official

Copy: Posted on site

ASCENT REAL ESTATE MGMT  
SUITE 550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

COMMUNITY BUILDERS BENEVOLENCE GROUP  
325 - 1130 PENDER ST  
VANCOUVER BC V6E 4A4



July 30, 2024  
CF-2024-006658

CENTRAL CITY FOUNDATION  
206-304 W CORDOVA ST  
VANCOUVER BC V6B 1E8

RE: 717 PRINCESS AVENUE

An inspection of the above location on July 16, 2024, confirmed that graffiti has been placed on the accessory building, as follows:

- South side (facing the lane) on wooden wall, multiple paint colours and sizes.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your accessory building **within 14 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 above matter has been addressed.

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

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,

Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure

September 11, 2024  
CF-2024-008472

s.22(1)

RE: 832 POWELL STREET (832 – 838 POWELL STREET)

An inspection of the above location on August 30, 2024, confirmed that graffiti has been placed on the building and property, as follows:

- North (front) elevation facing Powell St on brick wall and metal fence, multiple paint colours of all shapes and sizes.
- East elevation (upper side) on brick, multiple paint colours of all shapes and sizes;
- South (rear) elevation facing the lane on brick wall, metal fence panels, loading bay wall, metal siding and overhead door, multiple paint colours of all shapes and sizes.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

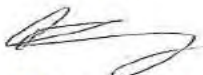
You are requested to remove the graffiti from your building and property **within 14 days of the date of this letter**. A re-inspection of your property will be carried out shortly after this date to ensure that the above matter has been addressed.

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

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,



Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure



July 16, 2024  
CF-2024-006035

PROVINCIAL RENTAL HOUSING CORPORATION  
1701-4555 KINGSWAY  
BURNABY BC V5H 4V8

RE: 1168 E HASTINGS STREET

An inspection of the above location on July 4, 2024, confirmed that graffiti has been placed on the building, as follows:

- North (front) elevation (facing E Hastings St) on stucco, brick and plywood board-up, multiple paint colours and sizes;
- West (side) elevation (facing neighbouring property), multiple paint colours and sizes;
- East (side) elevation (facing neighbouring property) on stucco, multiple paint colours and sizes; and
- South (rear) elevation (facing lane) on stucco and plywood board-up, multiple paint colours and sizes.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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 "Alvin Leung".

Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure



Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Yours truly,

Enclosure



June 18, 2024  
CF-2024-005177

EVERPROSPERITY INVESTMENTS HOLDINGS LTD  
233 W 42ND AVE  
VANCOUVER BC V5Y 2T2

RE: 555 GORE AVENUE (555 – 595 GORE AVENUE)

An inspection of the above location on June 13, 2024, confirmed that graffiti has been placed on the buildings, as follows:

585 Gore Ave:

- East (front) elevation (facing Gore Ave) on overhead garage door, brown board wall and along the awning trims, multiple paint colours of all shapes and sizes; and

595 Gore Ave:

- South (side) elevation (facing Keefer St) on Money Foods Enterprises sign box; and
- East (front) elevation (facing Gore Ave) on plastic covering attached to the wall and along the awning trims, multiple paint colours of all shapes and sizes.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your buildings **within 14 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 above matter has been addressed.

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

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 'Alvin Leung', written over a light blue horizontal line.

Alvin Leung, Property Use Inspector

alvin.leung@vancouver.ca

(604) 871-6009

Enclosure



June 6, 2024  
CF-2024-004892

0904309 BC LTD  
1300-777 DUNSMUIR ST  
VANCOUVER BC V7Y 1K2

RE: 123 E HASTINGS STREET

An inspection of the above location on June 4, 2024, confirmed that graffiti has been placed on the building, as follows:

- South side on boarded up plywood, multiple colours, paint, total approx. 100 sq.ft..

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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".

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

Enclosure



July 25, 2024  
CF-2024-005462`

SOLTERRA DEVELOPMENT (KEEFER) CORP  
ANNACIS BUSINESS PARK  
460 FRASERVIEW PL  
DELTA BC V3M 6H4

RE: 189 KEEFER STREET (185 KEEFER STREET AND 583 – 587 MAIN STREET)

An inspection of the above location on July 5, 2024, confirmed that graffiti has been placed on the building, as follows:

- East and south elevations on brick and windows, multiple colours, paint, total approx. 75 sq.ft.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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".

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

Enclosure

September 10, 2024  
CF-2024-008521

s.22(1)

RE: 72 E PENDER STREET (74 E PENDER STREET)

An inspection of the above location on August 27, 2027, confirmed that graffiti has been placed on the building, as follows:

- North elevation on roll-up shutter door, concrete and boarded wood door, multiple colours, spray paint, total approx. 150 sq.ft.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

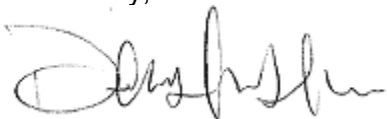
You are requested to remove the graffiti from your building **within 14 days of the date of this letter**. A re-inspection of your property will be carried out shortly after this date to ensure that the above matter has been addressed.

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

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

Enclosure



August 13, 2024  
CF-2024-007413

SINO UNITED PUBLISHING (CANADA) LTD  
78 E PENDER ST  
VANCOUVER BC V6A 1T1

RE: 78 E PENDER STREET (80 E PENDER STREET)

An inspection of the above location on July 31, 2024, confirmed that graffiti has been placed on the building, as follows:

- West and east elevations (facing E Pender St) on concrete, multiple colours, paint, total approx. 100 sq.ft.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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".

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

Enclosure

September 10, 2024  
CF-2024-008519

0887428 B C LTD  
501-1195 W BROADWAY  
VANCOUVER BC V6H 3X5

RE: 269 E PENDER STREET (271 E PENDER STREET)

An inspection of the above location on August 28, 2024, confirmed that graffiti has been placed on the building, as follows:

- South elevation (facing E Pender St) on shutter gate
  - white and yellow paint, total approx. 10' x 6';
  - yellow paint, total approx. 2' x 1'; and
  - black paint, total approx. 1' x 1'.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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,



Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure



September 10, 2024

CF-2024-008518

BOR LIN HOLDINGS CO LTD  
426 W 39TH AVE  
VANCOUVER BC V5Y 2P7

RE: 299 E PENDER STREET  
(291 – 299 E PENDER STREET AND 433 – 444 GORE AVENUE)

An inspection of the above location on August 29, 2024, confirmed that graffiti has been placed on the building, as follows:

- South elevation (front, facing E Pender St) on concrete and east elevation (side, facing Gore Ave) on concrete block and painted plywood, red and black paint and multiple sizes.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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 "Alvin Leung".

Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure





June 24, 2024  
CF-2024-005562

DOUBLE HAPPINESS HOLDINGS (2007) LTD  
ATTN: s.22(1)  
429 POWELL ST  
VANCOUVER BC V6A 1G7

RE: 421 POWELL STREET

An inspection of the above location on June 19, 2024, confirmed that graffiti has been placed on the building, as follows:

- North elevation (facing the rear lane) on overhead garage doors, black and red paint, total approx. 20' x 10'; and
- North elevation (facing the rear lane) on metal man door, yellow paint, total approx. 3' x 1'.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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,

Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure



September 16, 2024  
CF-2024-008864

MENNONITE CHURCH BRITISH COLUMBIA  
305-32025 GEORGE FERGUSON WAY  
ABBOTSFORD BC V2T 2K7

RE: 628 MAIN STREET (626 MAIN STREET)

An inspection of the above location on September 6, 2024, confirmed that graffiti has been placed on the building, as follows:

- West (front facing Main St) elevation on overhead metal door, black and white paint, total approx. 20' x 10' and along the black sign band, white paint, total approx. 6' x 1'.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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 "Alvin Leung".

Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure



July 16, 2024  
CF-2024-006034

PROVINCIAL RENTAL HOUSING CORPORATION  
1701-4555 KINGSWAY  
BURNABY BC V5H 4V8

RE: 1180 E HASTINGS STREET (1182 E HASTINGS STREET)

An inspection of the above location on July 4, 2024, confirmed that graffiti has been placed on the building, as follows:

- North (front) elevation (facing E Hastings St) on wood siding and plywood board-up, multiple paint colours and sizes;
- West (side) elevation (facing the neighbouring property) on wood siding, multiple paint colours and sizes; and
- South (rear) elevation (facing the lane) on wood siding and plywood board-up, multiple paint colours and sizes.

Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a contractor and have the graffiti removed at the cost of the owner.

We have enclosed a leaflet regarding the City's Integrated Graffiti Management Program, which provides information on graffiti removal assistance. You are also advised to report the graffiti on your property to the Police non-emergency number at 604-717-3321.

You are requested to remove the graffiti from your building **within 14 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 above matter has been addressed.

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

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 "Alvin Leung".

Alvin Leung, Property Use Inspector  
alvin.leung@vancouver.ca  
(604) 871-6009

Enclosure