

File No.: 04-1000-20-2025-085

March 13, 2025

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 February 6, 2025 under the ***Freedom of Information and Protection of Privacy Act*** for:

**Record of any official City document or communication with the owner and/or the building manager of 1225 Cardero Street pertaining to a Development Permit listed in January 2025 on the *Building maintenance, health and safety list*, and what is the reason for the development permit. Date range: January 1, 2024 to February 5, 2025.**

All responsive records are attached. Please note, staff within the Development, Buildings & Licensing department have confirmed that there is no record of additional correspondence with the owner or building manager beyond the attached record.

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 (2025-085); 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)

:kt

February 3, 2025  
CF-2024-010017

331750 BC LTD  
C/O LARCO INVESTMENTS LTD  
FLR 17 – 900 W GEORGIA ST  
VANCOUVER BC V6C 2W6

RE: 1225 CARDERO STREET (1610 – 1670 DAVIE STREET)

An inspection of the above-cited property on January 17, 2025, determined that the paved surface area at the rear of the building is being used as an enclosed garbage and recycling storage area without obtaining the necessary permit(s), contrary to approved plans submitted under Development Permit No. DE419443, and in contravention of Zoning and Development By-law No. 3575 (the By-law).

**Section 7.1.4 of the Zoning and Development By-law states:**

*Except for the provisions of Section 4 of this By-law, no person shall:*

- (a) undertake any development on land or in any building;*
- (b) use or occupy any land or building on or in which a development has taken place since June 18, 1956; or*
- (c) continue to use or occupy any land or building on or in which a development has taken place since June 18, 1956, unless a valid development permit has been issued therefor and has not expired.*

Therefore, in accordance with the Zoning and Development By-law, and to avoid further action, **you are to** obtain the required permit or remove the enclosure and restore the property to the last approved use as per Development Permit No. DE419443, **within 60 days of the date of this letter.**

For information on applying for a permit and the required documents, please contact the Development and Building Services Centre by visiting <http://vancouver.ca/building-development-support>.

**Please note, the Development and Building Services Centre is open for appointment-only.** Should you require further information regarding the permitting process, please contact the Development and Building Services Centre by visiting <http://vancouver.ca/building-development-support>.

All enquiries received through the form will immediately receive a reference number, which you can use to obtain real-time status updates by calling 3-1-1. If you do not have access to a computer, please call 3-1-1 and advise the agent that you have received an enforcement letter and would like your inquiry forwarded to the Development and Building Services Centre.

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

Please feel free to contact me via phone or email if you have any further questions or concerns.

We thank you in advance for your voluntary compliance.

Yours truly,



Mike Elliston, Property Use Inspector  
mike.elliston@vancouver.ca  
(604) 871-6968