

File No.: 04-1000-20-2025-351

June 6, 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 June 5, 2025 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of all violation letters and any orders related to file CF-2024-010017 for 1225 Cardero Street.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1)(l) of the Act. You can read or download this section here: 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 or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-351); 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 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)

:lg

REGISTERED AND REGULAR MAIL

June 3, 2025
CF-2024-010017

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

Contact Person:

Mike Elliston
District Property Use Inspector
604-871-6968
mike.elliston@vancouver.ca

ORDER

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

Further to our letter dated February 3, 2025, on May 1, 2025, a Property Use Inspector re-inspected the above-cited property and reported that the paved surface area at the rear of the building is still being used as an enclosed garbage and recycling storage area, in contravention of Zoning and Development By-law No. 3575 (the By-law).

Therefore, pursuant to Section 12.1.1 of the Zoning and Development By-law, **you are ordered to** 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 order.**

Please be advised that failure to comply with this order will result in the matter being referred to the City Prosecutor with a request to approve charges against you under the applicable By-law. If charges are subsequently laid you will be required to attend Provincial Court and will face liability upon conviction to a fine of not less than \$500.00 for each day that the offence continues.

The imposition of fines by the Court will not absolve you from the requirement to comply with the By-law.

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 regarding this matter please contact Mike Elliston, District Property Use Inspector, by phone at 604-871-6968 or by email at mike.elliston@vancouver.ca.

Yours truly,



Leighton Williams
For Saul Schwebs, Architect AIBC
Chief Building Official

Copy: 331750 BC LTD, 330 – 522 7TH ST, NEW WESTMINSTER BC V3M 5T5

LARCO INVESTMENTS LTD, PO BOX 49290, 1000 – 595 BURNARD ST, VANCOUVER
BC V7X 1S8

From: [Williams, Leighton](#)
To: [Che, Krystal](#)
Subject: RE: ORDER FOR APPROVAL - USE - 1225 Cardero St - CF-2024-010017
Date: Monday, June 2, 2025 9:34:34 PM
Attachments: [image001.png](#)

Hi Krystal,

Please go ahead and add my signature.

Leighton.

From: Che, Krystal <Krystal.Che@vancouver.ca>
Sent: Monday, June 2, 2025 4:30 PM
To: Williams, Leighton <Leighton.Williams@vancouver.ca>
Cc: ByLaw Orders [s.15\(1\)\(l\)](#) @vancouver.ca
Subject: ORDER FOR APPROVAL - USE - 1225 Cardero St - CF-2024-010017

Hi Leighton,

Attached is the following:

1. A draft of the Order for your review.
2. Inspection Report.

Please email me back with your approval to insert your e-signature or let me know if you have any changes.

Thank you,

Krystal Che | Clerk III | Business Services & Strategic Compliance
Development, Buildings and Licensing | City of Vancouver
krystal.che@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəyəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.



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,

A handwritten signature in blue ink, appearing to read "Mike Elliston", is positioned above the printed name.

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