

File No.: 04-1000-20-2025-549

September 10, 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 August 15, 2025 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of the following in relation to 3057/3059 Grandview Highway:

- 1. Fire inspection reports or environmental health complaints; and**
- 2. Any evidence of selective remediation or differences in treatment between units.**

Date range: January 1, 1980 to August 14, 2025.

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.

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 (2025-549); 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

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)

:kt



**Qualified Professional Declaration for Salvage
and Abatement of Commercial, Industrial, or
Residential Buildings Prior to Demolition**

The Chief Building Official
City of Vancouver
453 West 12th Avenue
V5Y 1V4



June 27, 2019

Date (Month Day Year)

Dear Sir:

RE: Property Address **3059 Grandview Hwy**

Building Permit Application No. **28-2019-02944**

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver Building By-law No. 10908, the following representations, warranties and indemnities are given to the City by the Qualified Professional.

I, **Ramin Hamidnejad, CRSP** of **Kinetic OHS Services Ltd.**
(Print Full Name of Qualified Professional) (Print Company Name of Qualified Professional)

Agree as follows:

I have read and understand my obligations as a Qualified Professional as described in City of Vancouver Bulletin 2015-008-EV and will comply with Part 8 of the Vancouver Building By-law No. 10908 and all requirements related to salvage and abatement as required by WorkSafeBC. I certify I am a Qualified Professional as defined in City of Vancouver Bulletin 2015-008-EV.

I hereby undertake to:

Ensure a survey for Hazardous Materials (as defined in City of Vancouver Bulletin 2015-008-EV) is conducted and confirm the Hazardous Materials Inspection Report meets the applicable WorkSafeBC standards;

Ensure a notice of project (NOP) has been provided to WorkSafeBC in writing or by fax, at least 24 hours before starting a construction project (salvage and abatement) as required by section 20.2 of the Occupational Health and Safety Regulation, as amended from time to time;

Ensure all Hazardous Materials identified in the Hazardous Materials Inspection Report and any Hazardous Materials uncovered during work have been removed from site and properly disposed of, once the salvage and abatement permit has been issued, by qualified contractors as outlined by WorkSafeBC, who are licensed to work in the City of Vancouver; and

Complete the Hazardous Materials Report Form and provide, and make available upon request, documentation confirming that all identified Hazardous Materials have been removed, and disposed of according to all applicable rules and regulations to Environmental Protection upon completion of work.

.../ over
Page 1 of 2

Qualified Professional Declaration for Salvage and Abatement of Commercial, Industrial, or Residential Buildings Prior to Demolition. (continued)

Permit # _____

I agree to:

Indemnify and save harmless the City of Vancouver, including its elected and appointed officials, officers, employees, agents, nominees, delegates, permittees and contractors from all claims, liability, judgments, costs and expenses of every kind which may result from the failure of the Qualified Professional to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made, or from failure to comply with the undertakings given in this Qualified Professional Declaration.

This Qualified Professional Declaration for Salvage and Abatement is executed by the Qualified Professional this June 27, 2019 day of _____, _____.

(Day) (Month) (Year)

Qualified Professional's Company Name Kinetic OHS Services Ltd.

Qualified Professional Signature and Seal _____

Name of Qualified Professional Ramin Hamidnejad, CRSP
(PRINT)



Owner or Owner's Representative Signature _____

Owner or Owner's Representative Name _____

(PRINT)

Note: Upon issuance of the salvage and abatement permit this declaration becomes part of the specifications and conditions of the salvage and abatement permit. Failure to comply with the provisions of this declaration may result in a Stop Work Order, additional fees, a request for charges under the applicable by-laws, or a review of your business licence.

Note: A separate Demolition/Deconstruction Contractor Declaration Form is required

Kinetic OHS Services Ltd.
#202 1520 Barrow Street
North Vancouver, BC
V7J 1B7

Print Form



Electrical Inspection Complaint

Case number: 101013049838

Case created: 2019-06-24, 01:36:00 PM

Incident Location

Address: 3057 GRANDVIEW HIGHWAY, Vancouver, V5M 2E4

Contact Details

Name: s.22(1)

Phone:

Email:

Alt. Phone:

Preferred contact method: Either

Request Details

- | | | |
|----|--|--|
| 1. | Type of Complaint: | Work Without Permit |
| 3. | If Work Without Permit selected, is there visible and active work being done? | Yes |
| 4. | Describe complaint in detail (e.g. type of work, location of work: interior, exterior, building floor, etc): | 10,000 sq ft commercial property for International Motor Sports. s.22(1) an electrician there today ripping out electrical conduits and starting on major electrical work without permits. s.22(1) |
| 5. | (Don't ask, just record - did caller indicate they want a call back?): | Yes |

Additional Details

Note: There is an active permit here for one of the other businesses at this address. s.22(1)

Map and Photo

- no picture -

EN

FYA to:

FYI to:



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3057 GRANDVIEW HWY**

FH District: **15**

Building Name: **Canada Computers**

FPO District: **49**

Constr. Type: _____

Date of Report: **August 22, 2025**

Business Name: **United Furniture**

Last Inspection Date: **February 1, 2025**

Property class: **E Mercantile**

Inspection Class Mercantile - E	Inspected Date February 1, 2025	Status Satisfactory	Assigned To 1	Inspector Gibson, Murray
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Note: **RiOK**

Inspection Class Mercantile - E	Inspected Date March 15, 2024	Status Satisfactory	Assigned To 1	Inspector Sandberg, Karl
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Note: **RiOK**

Inspection Class Mercantile - E	Inspected Date January 27, 2023	Status Satisfactory	Assigned To 1	Inspector Smith, Tyson
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Note: **RIOK**

Extinguisher service date 23/11/25

Inspection Class Mercantile - E	Inspected Date July 11, 2022	Status Satisfactory	Assigned To 1	Inspector Pontes, Nolan
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1 - Electrical Room/Electrical Panel

Status Satisfactory

Debris needs to be cleared from electrical room.
22/11/10

Note: **Re Inspection OK**

Inspection Class Mercantile - E	Inspected Date March 2, 2022	Status Unsatisfactory	Assigned To 1	Inspector Foellmer, Stephen
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Violation Notice: Issued

Received by: **S.22(1)**

Position: [None selected]

1 - Electrical Room/Electrical Panel

Status Unsatisfactory

Debris needs to be cleared from electrical room.
22/11/10

Note: **Rear egress blocked**

Debris from rear exist and electrical room needs to be cleared.

Inspection Class Mercantile - E	Inspected Date August 25, 2021	Status Satisfactory	Assigned To 1	Inspector Mcphillips, Scott
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Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3057 GRANDVIEW HWY**

FH District: **15**

Building Name: **Canada Computers**

FPO District: **49**

Note: rlok

rlok

11/16/21

Inspection Class Mercantile - E	Inspected Date June 18, 2020	Status Satisfactory	Assigned To 1	Inspector Lee, Clifford
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1 - Fire & Exit Doors

Status Satisfactory

Remove unauthorized locking devices from egress door.

Note: Reinspection passed

Reinspection passed.

Met with manager on duty.

Locking devices removed from egress door.

Inspection Class Mercantile - E	Inspected Date May 29, 2020	Status Unsatisfactory	Assigned To 1	Inspector Lee, Clifford
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Violation Notice: Issued

Received by: Sean

Position: Manager

1 - Fire & Exit Doors

Status Unsatisfactory

Remove unauthorized locking devices from egress door.

Note: NOV issued

NOV issued.

Egress door at rear is locked with 2 locks and a drop down bar and a metal gate.

Met with manager.

Alarm, extinguishers, emergency lights NSD November 2020

Inspection Class Company General	Inspected Date June 7, 2019	Status Satisfactory	Assigned To 1	Inspector Latta, Jason
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Note: verbal

Verbal to keep locked security gate unlocked and bar not in place.

Inspection Class Company General	Inspected Date May 8, 2018	Status Satisfactory	Assigned To 1	Inspector Shearer, Kevin
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1 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers

Status Satisfactory

Article 6.2.4.1.



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3057 GRANDVIEW HWY**

FH District: **15**

Building Name: **Canada Computers**

FPO District: **49**

Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

2 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order	Status Satisfactory
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Article 2.7.3.1.

Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

Note: clean up

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	December 20, 2017	Satisfactory	1	Kuechler, William

1 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers	Status Satisfactory
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Article 6.2.4.1.

Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

2 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order	Status Satisfactory
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Article 2.7.3.1.

Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

Note: RIOK

RIOK

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Company General	April 7, 2017	Unsatisfactory	1	Dawkins, Jenn

Violation Notice: Issued

Received by: Susan Gordan

Position: Employee

1 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers	Status Unsatisfactory
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Article 6.2.4.1.

Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3057 GRANDVIEW HWY**

FH District: **15**

Building Name: **Canada Computers**

FPO District: **49**

recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

2 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order Status Unsatisfactory

Article 2.7.3.1.
Installation and Maintenance

Sentence:
3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

Note: ANNUAL

NOTICE ISSUED

Inspection Class Company General	Inspected Date July 12, 2016	Status Satisfactory	Assigned To 1	Inspector Kaminski, Isaac
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Note: RIOK

regular company inspection good

Inspection Class Company General	Inspected Date July 28, 2015	Status Satisfactory	Assigned To 1	Inspector Sheppard, Jeff
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Note: riok

Inspection Class Company General	Inspected Date January 18, 2014	Status Satisfactory	Assigned To B	Inspector Barber, Matthew
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Inspection Class Company General	Inspected Date January 31, 2013	Status Satisfactory	Assigned To A	Inspector Parno, Matthew
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Note: riok

Inspection Class Company General	Inspected Date April 12, 2011	Status Satisfactory	Assigned To D	Inspector Boychuk, Brett
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1 Fire Doors. - 1531 Maintenance Status Satisfactory

Article 2.2.2.4.v
Inspection and Maintenance

Sentence:
3) Doors in fire separations shall be operated at intervals not greater than 1 month to ensure that they are properly maintained in accordance with Sentence (1), as specified in the fire safety plan prepared in conformance with Section 2.8.

Inspection Class Company General	Inspected Date April 12, 2011	Status Satisfactory	Assigned To D	Inspector Boychuk, Brett
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Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3057 GRANDVIEW HWY**

FH District: **15**

Building Name: **Canada Computers**

FPO District: **49**

1 Closures. - 1630 Fire door does not close and latch completely

Status Satisfactory

Article 2.2.2.4.v

Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

2 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system

Status Unsatisfactory

Article 6.3.1.2.

Article 6.3.1.2.

Inspection and Testing

Sentence:

1) Fire alarm systems shall be inspected and tested in conformance with CANULC-S536-M, [Inspection and Testing of Fire Alarm Systems.]

2) Fire alarm and detection system components shall be accessible for purposes of inspection or maintenance.

Inspection Class
Company General

Inspected Date
February 15, 2011

Status
Unsatisfactory

Assigned To
D

Inspector
Boychuk, Brett

Violation Notice: Issued

Received by: Jaff Mariwan

Position: Manager

1 Closures. - 1630 Fire door does not close and latch completely

Status Unsatisfactory

Article 2.2.2.4.v

Inspection and Maintenance

Sentence:

v 1) Closures in *fire separations* shall be maintained free of defects which may impair proper operation, such maintenance to include but not be limited to:

Clause:

c) making necessary adjustments and repairs to door hardware and accessories to ensure proper closing and latching.

2 Fire Alarms. - 2210 Inspect Test and Tag fire alarm system

Status Unsatisfactory

Article 6.3.1.2.

Article 6.3.1.2.

Inspection and Testing

Sentence:

1) Fire alarm systems shall be inspected and tested in conformance with CANULC-S536-M, [Inspection and Testing of Fire Alarm Systems.]

2) Fire alarm and detection system components shall be accessible for purposes of inspection or maintenance.



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3057 GRANDVIEW HWY**

FH District: **15**

Building Name: **Canada Computers**

FPO District: **49**

Inspection Class Complaint	Inspected Date January 31, 2007	Status Satisfactory	Assigned To FP General	Inspector McKeown, Patrick
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Note: United furniture warehouse

Outside storage of combustibles and pallets. Manager had employees remove immediately upon my arrival.



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3059 GRANDVIEW HWY , Unit B**

FH District: **15**

Building Name: **International Motor Sports**

FPO District: **49**

Constr. Type: _____

Date of Report: **August 22, 2025**

Business Name: **XS Cargo**

Last Inspection Date: **February 1, 2025**

Property class: **E Mercantile**

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Mercantile - E (No Entry)	February 1, 2025	Satisfactory	1	Gibson, Murray

Note: closed business

closed business

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Mercantile - E	January 30, 2024	Satisfactory	1	Bourne, Trevor

Note: RISK

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Mercantile - E	January 27, 2023	Satisfactory	1	Smith, Tyson

Note: RISK

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Mercantile - E	March 2, 2022	Satisfactory	1	Foellmer, Stephen

Violation Notice: Issued

Received by: **S.22(1)**

Position: [None selected]

1 - Other (Specify) **Status Satisfactory**

RISK

Change of business name "International Motor sports"

The special fire suppression extinguishers is past its service date and is required to be serviced by a qualified contractor.

Note: RISK

2020/11/06

2018/03/21

Inspection Class	Inspected Date	Status	Assigned To	Inspector
Mercantile - E	August 25, 2021	Satisfactory	1	McPhillips, Scott

Note: risk

risk

Inspection Class

Inspected Date

Status

Assigned To

Inspector

People Who Care About You

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Fire Prevention Division 575 West 8th Ave. Suite 600, Vancouver BC Tel: 311 (In Vancouver) 604-873-7000 outside Vancouver

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Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3059 GRANDVIEW HWY , Unit B**

FH District: **15**

Building Name: **International Motor Sports**

FPO District: **49**

Mercantile - E	June 18, 2020	Satisfactory	1	Lee, Jay
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Note: RISK

RISK
FX/EL up to date.

Rear exit door has sliding gate installed which will be removed and pictures sent to Inspector Cliff Lee upon completion.

Inspection Class Company General	Inspected Date June 7, 2019	Status Satisfactory	Assigned To 1	Inspector Latta, Jason
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Note: No business at this address

There is business with this address.

Inspection Class Company General	Inspected Date June 7, 2019	Status Satisfactory	Assigned To 1	Inspector Latta, Jason
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Note: No business at this address

Big Box Outlet is in the process of moving.
Big Box Outlet is addressed 3057 B
There is no business addressed 3059 Granview Hwy

Note: address change to 3057 B

Inspection Class Company General	Inspected Date February 28, 2018	Status Satisfactory	Assigned To 1	Inspector Deans, Rob
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Note: RISK

Inspection complete.
RISK.
Premise in good repair.

Inspection Class Company General	Inspected Date January 20, 2018	Status Satisfactory	Assigned To 1	Inspector Kuechler, William
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Inspection Class Company General	Inspected Date January 20, 2018	Status Satisfactory	Assigned To 1	Inspector Bhullar, Amritpal
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Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3059 GRANDVIEW HWY , Unit B**

FH District: **15**

Building Name: **International Motor Sports**

FPO District: **49**

1 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers

Status Satisfactory

Article 6.2.4.1.
Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

2 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order

Status Satisfactory

Article 2.7.3.1.
Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

Note: already inspected

Was inspected and satisfactory on Dec 20 2017

Inspection Class
Company General

Inspected Date
December 20, 2017

Status
Satisfactory

Assigned To
1

Inspector
Duncan, Tyler

1 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers

Status Satisfactory

Article 6.2.4.1.
Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

2 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order

Status Satisfactory

Article 2.7.3.1.
Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

Note: RIOK

RIOK

Inspection Class
Company General

Inspected Date
April 7, 2017

Status
Unsatisfactory

Assigned To
1

Inspector
Klassen, Shawn

Violation Notice: Issued

Received by: na

Position: [None selected]

1 Fire Extinguishers. - 2650 Inspect Test and Tag all extinguishers

Status Unsatisfactory

Article 6.2.4.1.

People Who Care About You

Page 3 of 5

Fire Prevention Division 575 West 8th Ave. Suite 600, Vancouver BC Tel: 311 (In Vancouver) 604-873-7000 outside Vancouver

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Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3059 GRANDVIEW HWY , Unit B**

FH District: **15**

Building Name: **International Motor Sports**

FPO District: **49**

Inspection, Testing and Maintenance

Sentence:

- 1) Except as otherwise required in this Section, inspection, testing, maintenance and recharging of portable extinguishers shall be in conformance with NFPA 10, "Portable Fire Extinguishers."

2 Exit Lighting / Emergency Lighting. - 2830 Emergency lights not maintained in proper working order Status Unsatisfactory

Article 2.7.3.1.

Installation and Maintenance

Sentence:

- 3) Emergency lighting shall be maintained in operating condition, in conformance with Section 6.7.

Note: **ANNUAL**

ORDER ISSUED

Inspection Class Company General	Inspected Date May 17, 2016	Status Satisfactory	Assigned To 1	Inspector Heslop, Mike
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Note: **RIOK**

Inspection Class Company General	Inspected Date May 25, 2015	Status Satisfactory	Assigned To 1	Inspector Call, Bradley
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Note: **RIOK**

Inspection Class Company General	Inspected Date January 18, 2014	Status Satisfactory	Assigned To C	Inspector Shong, Darren
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Inspection Class Company General	Inspected Date January 31, 2013	Status Satisfactory	Assigned To B	Inspector Parno, Matthew
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Note: **empty**

bldg unoccupied at this time

Inspection Class Company General	Inspected Date May 17, 2012	Status Satisfactory	Assigned To A	Inspector Goulet, Mike
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Inspection Class Preplan	Inspected Date October 27, 2011	Status Satisfactory	Assigned To FP Lieut UBC	Inspector Kennedy, Timothy
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Note: **picked up safe for lock box keys**



Vancouver Fire and Rescue Services

Property - Inspection History Report

Property Address: **3059 GRANDVIEW HWY , Unit B**

FH District: **15**

Building Name: **International Motor Sports**

FPO District: **49**

Inspection Class Company General	Inspected Date February 15, 2011	Status Satisfactory	Assigned To D	Inspector Boychuk, Brett
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