

File No.: 2026-058

February 10, 2026

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 January 15, 2026 under the *Freedom of Information and Protection of Privacy Act* for:

**Record of City enforcement letters for 2115 - 2121 Kingsway. Date range: January 1, 2021 to December 31, 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](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Enforcement Orders that were posted at the property are routinely available on a fee for service basis from the Property Research section of the Development, Building & Licensing Department, and are therefore not subject to the Act as per s.3(5)(a). To access these records, please contact Property Research at [property.research@vancouver.ca](mailto:property.research@vancouver.ca). Permits can also be searched online at the following link: [https://plposweb.vancouver.ca/Public/Default.aspx?PosseMenuName=PC\\_Search](https://plposweb.vancouver.ca/Public/Default.aspx?PosseMenuName=PC_Search).

Please see the following link which also provides more information on obtaining property records: <https://vancouver.ca/home-property-development/request-property-research-and-copies-of-permits.aspx>.

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 (2026-058); 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]*

**Siân Madsen, MA, MAS**  
**Acting 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

August 4, 2022  
CF-2022-007362

0976059 BC LTD

s.22(1)

RE: 2115 KINGSWAY (2115 – 2119 KINGSWAY)

An inspection of the above location on July 8, 2022, confirmed that graffiti has been placed on the building, as described below:

- South elevation (at the front of building) on glass and tile façade, multiple colours and tags, total approx. 8' x 12'.

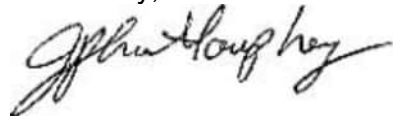
Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a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



James Phanthoupheng, Property Use Inspector  
james.phanthoupheng@vancouver.ca  
(604) 673-8419

Enclosure

August 9, 2024  
CF-2024-006956

0976059 BC LTD

s.22(1)

RE: 2127 KINGSWAY & 2129 KINGSWAY (2121 – 2129 KINGSWAY)

An inspection of the above-cited property on July 29, 2024, determined that your building is in contravention of Standards of Maintenance By-law No. 5462 (the By-law).

During the inspection of the property, the following deficiencies were observed:

- Three window panes on the second floor on the south elevation are broken.
- The A/C unit in a second floor window on the south elevation does not have adequate supporting members.

Sections 7.1 and 8.1 of the By-law state:

## 7. EXTERIOR WALLS

7.1 (1) *Exterior walls, parapet walls, and the components thereof shall be maintained:*

- in good repair,*
  - weather-tight,*
  - free from loose or unsecured objects and materials, and,*
  - in a manner to prevent or retard deterioration due to weather or infestation.*
- (2) *Without limiting the generality of Sentence (1), the maintenance of an exterior wall may include the painting of all exterior wood and metal work, the repainting of previously painted but deteriorated surfaces as well as the restoration, repair or replacement of:*
- the wall,*
  - the bricks and mortar,*
  - the stucco, lathing and plaster,*
  - the cladding,*
  - the coping,*
  - the caulking, and*
  - the weatherproofing of the wall and joints,*
- all in accordance with the City of Vancouver Building By-law.*
- (3) *Canopies, marquees, awnings, screens, grilles, stairways, fire escapes, pipes, ducts, air conditioners and all other similar equipment, attachments, extensions and their supporting members shall be maintained in good repair, properly and safely anchored and protected against deterioration and decay by the periodic application of a weathercoating material such as paint or other protective treatment, unless constructed of materials inherently resistant to deterioration.*

- (4) *Exterior wall facings, projections, cornices and decorative features shall be maintained in good repair, safely and properly anchored.*
- (5) *Air conditioners shall be equipped and maintained with adequate devices for the prevention of condensation drainage onto entrance areas, sidewalks, or walkways.*
- (6) *Mechanical ventilating systems and their supporting members shall be maintained in good repair and in a safe mechanical condition.*
- (7) *All signs which are damaged or broken, or excessively weathered or faded shall, with their fastenings and supporting members, be removed or repaired.*

## **8. EXTERIOR DOORS AND WINDOWS**

- 8.1 (1) *Exterior doors, windows, skylights, and hatchways shall be maintained in good repair and weathertight.*
- (2) *Without limiting the generality of Sentence (1), the maintenance may include:*
- (a) *painting,*
  - (b) *repairing or renewing damaged, decayed or deteriorated*
    - (i) *doors*
    - (ii) *door frames, casings and thresholds,*
    - (iii) *window sashes, and*
    - (iv) *window frames and casings,*
  - (c) *refitting doors and windows,*
  - (d) *weatherstripping,*
  - (e) *repairing or replacing defective or missing essential door and window hardware,*
  - (f) *reglazing, and*
  - (g) *using other suitable means of weatherproofing,*
- all in accordance with the Vancouver Building By-law.*
- (3) *Openings in exterior walls, other than doors and windows, shall be effectively protected to prevent the entry of rodents, insects or vermin.*
- (4) *The requirements of Sentence (3) shall not apply where the City Building Inspector is satisfied that its implementation would adversely affect the normal operation of the premises.*
- (5) *Doors providing automobile access to parking garages which provide at least 20 spaces for residential parking shall be:*
- (a) *maintained at all times in good working order and repair; and*
  - (b) *kept locked or otherwise inoperable except when in use and by authorized users.*

Therefore, in accordance with the By-law and to avoid further action, **you are to:**

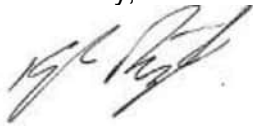
1. Replace the window panes or properly board-up the windows from the exterior; AND
2. Provide proper supporting members for the A/C unit or remove the A/C unit from the window,

**within 30 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 contraventions have 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 'Kyle Pringle', written over a light grey rectangular background.

Kyle Pringle, Property Use Inspector

kyle.pringle@vancouver.ca  
(604) 873-7088

February 16, 2021  
CF-2021-001570

0976059 BC LTD  
s.22(1)

RE: 2115 KINGSWAY (2115 – 2119 KINGSWAY)

An inspection of the above location on January 28, 2021, confirmed that graffiti has been placed on the property, as described below:

**BUILDING:** South elevation at the rear yard on the white painted garage door, 6' x 10' blue tag, total approximately 60 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 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 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,



Sandra Chinfen, Property Use Inspector  
sandra.chinfen@vancouver.ca  
(604) 873-7066

Enclosure



June 17, 2024  
CF-2024-004719

0976059 BC LTD  
s.22(1)

RE: 2123 KINGSWAY (2121 – 2129 KINGSWAY)

An inspection of the above location on June 10, 2024, confirmed that graffiti has been placed on the building, as follows:

- South elevation (main level facing Kingsway) on glazing and marble siding, red and white spray paint, total approx. 8 ft x 2 ft; orange spray paint, total approx. 3 ft x 2 ft; and white spray paint, total approx. 2 ft x 2 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 "Kyle Pringle".

Kyle Pringle, Property Use Inspector  
kyle.pringle@vancouver.ca  
(604) 873-7088

Enclosure



August 5, 2025  
CF-2025-005698

0976059 BC LTD

s.22(1)

RE: 2117 KINGSWAY (2115 – 2119 KINGSWAY)

An inspection of the above location on June 6, 2025, confirmed that graffiti has been placed on the building, as follows:

- South (front) elevation at ground level on storefront glazing, tile siding and the transom above the entry door, white and black spray paint, total approx. 8 ft. wide by 8 ft. tall.

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.

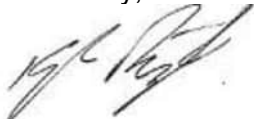
You are requested to remove the graffiti from your building **within 14 days of the date of this letter**. A re-inspection of your property will be carried out shortly after this date to ensure that the above matter has been addressed.

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,



Kyle Pringle, Property Use Inspector

kyle.pringle@vancouver.ca  
(604) 873-7088

Enclosure





August 5, 2025  
CF-2025-004989

0976059 BC LTD

s.22(1)

RE: 2121 KINGSWAY (2121 – 2129 KINGSWAY)

An inspection of the above location on June 6, 2025, confirmed that graffiti has been placed on the building, as follows:

- South (front) elevation at ground level on storefront glazing, tile siding, plywood covering a window and entry doors facing Kingsway, white, black, red and green spray paint, total approx. 40 ft. wide by 8 ft. tall.

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 "Kyle Pringle".

Kyle Pringle, Property Use Inspector

kyle.pringle@vancouver.ca  
(604) 873-7088

Enclosure

August 4, 2022  
CF-2022-007364

0976059 BC LTD

s.22(1)

RE: 2121 KINGSWAY (2121 - 2129 KINGSWAY)

An inspection of the above location on July 8, 2022, confirmed that graffiti has been placed on the building, as described below:

- South elevation (at the front of building) on glass and tile façade, multiple colours and tags, total approx. 8' x 30'.

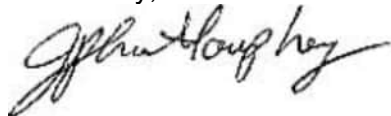
Graffiti By-law No. 7343 (the By-law) requires owners and occupants to remove graffiti quickly and consistently, preventing graffiti from accumulating on the property. If the owner fails to remove the graffiti after receiving notice from the City, Section 7 of the By-law authorizes the City to hire a 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 **14 within 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 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,



James Phanthoupheng, Property Use Inspector  
james.phanthoupheng@vancouver.ca  
(604) 673-8419

Enclosure

## REGISTERED AND REGULAR MAIL

January 6, 2025  
CF-2024-006956

0976059 BC LTD

s.22(1)

### Contact Person:

Kyle Pringle  
District Property Use Inspector  
604-873-7088  
[kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca)

## ORDER

RE: 2127 KINGSWAY (2121 – 2129 KINGSWAY)

Further to our letter dated August 9, 2024, the Property Use Inspector reported that the following deficiencies have not been corrected and the property remains in contravention of Standards of Maintenance By-law No. 5462 (the By-Law):

- Three window panes on the second floor on the south elevation are broken; and
- The A/C unit in the second floor window on the south elevation does not have adequate supporting members.

Section 7.1 and 8.1 of the By-law states:

### 7. EXTERIOR WALLS

- 7.1 (1) *Exterior walls, parapet walls, and the components thereof shall be maintained:*
- (a) *in good repair,*
  - (b) *weather-tight,*
  - (c) *free from loose or unsecured objects and materials, and,*
  - (d) *in a manner to prevent or retard deterioration due to weather or infestation.*
- (2) *Without limiting the generality of Sentence (1), the maintenance of an exterior wall may include the painting of all exterior wood and metal work, the repainting of previously painted but deteriorated surfaces as well as the restoration, repair or replacement of:*
- (a) *the wall,*
  - (b) *the bricks and mortar,*
  - (c) *the stucco, lathing and plaster,*
  - (d) *the cladding,*
  - (e) *the coping,*
  - (f) *the caulking, and*
  - (g) *the weatherproofing of the wall and joints, all in accordance with the City of Vancouver Building By-law.*

- (3) *Canopies, marquees, awnings, screens, grilles, stairways, fire escapes, pipes, ducts, air conditioners and all other similar equipment, attachments, extensions and their supporting members shall be maintained in good repair, properly and safely anchored and protected against deterioration and decay by the periodic application of a weathercoating material such as paint or other protective treatment, unless constructed of materials inherently resistant to deterioration.*
- (4) *Exterior wall facings, projections, cornices and decorative features shall be maintained in good repair, safely and properly anchored.*
- (5) *Air conditioners shall be equipped and maintained with adequate devices for the prevention of condensation drainage onto entrance areas, sidewalks, or walkways.*
- (6) *Mechanical ventilating systems and their supporting members shall be maintained in good repair and in a safe mechanical condition.*
- (7) *All signs which are damaged or broken, or excessively weathered or faded shall, with their fastenings and supporting members, be removed or repaired.*

## **8. EXTERIOR DOORS AND WINDOWS**

- 8.1 (1) *Exterior doors, windows, skylights, and hatchways shall be maintained in good repair and weathertight.*
- (2) *Without limiting the generality of Sentence (1), the maintenance may include:*
  - (a) *painting,*
  - (b) *repairing or renewing damaged, decayed or deteriorated*
    - (i) *doors*
    - (ii) *door frames, casings and thresholds,*
    - (iii) *window sashes, and*
    - (iv) *window frames and casings,*
  - (c) *refitting doors and windows,*
  - (d) *weatherstripping,*
  - (e) *repairing or replacing defective or missing essential door and window hardware,*
  - (f) *reglazing, and*
  - (g) *using other suitable means of weatherproofing, all in accordance with the Vancouver Building By-law.*
- (3) *Openings in exterior walls, other than doors and windows, shall be effectively protected to prevent the entry of rodents, insects or vermin.*
- (4) *The requirements of Sentence (3) shall not apply where the City Building Inspector is satisfied that its implementation would adversely affect the normal operation of the premises.*
- (5) *Doors providing automobile access to parking garages which provide at least 20 spaces for residential parking shall be:*
  - (a) *maintained at all times in good working order and repair; and*
  - (b) *kept locked or otherwise inoperable except when in use and by authorized users.*

Therefore, pursuant to Section 23.2 of the By-law, **you are ordered to:**

- 1. Replace the window panes or properly board-up the windows from the exterior; **AND**
- 2. Provide proper supporting members for the A/C unit or remove the A/C unit from the window,

**within 30 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 please contact Kyle Pringle, District Property Use Inspector, at 604-873-7088 or via email at [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca).

Yours truly,



Saul Schwebs, Architect AIBC  
Chief Building Official

Copy: 0976059 BC LTD

s.22(1)

