

File No.: 2026-383

June 11, 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 April 29, 2026 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of the following relating to a building inspector visit on April 22, 2026 to 711 East 6th Avenue (Case File Number CF-2026-003491):

- 1. All inspection notes, reports, and findings prepared by the attending inspector;**
- 2. The stop work order issued, including the specific scope and conditions for compliance;**
- 3. All correspondence, internal notes, and communications related to this case file; and**
- 4. All information associated with the 3-1-1 complaint that prompted the inspection.**

Date range: April 15, 2026 to April 28, 2026.

All responsive records are attached*. Some information in the records has been severed (blacked out) under s.3(5)(a), s.15(1), and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

*Enforcement orders (such as Stop Work orders) 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 under s.3(5)(a). To access these records, please contact Property Research at property.research@vancouver.ca.

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 (2026-383); 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 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



CE - Inspection Report - Building

Main Address	711 E 6TH AVENUE, Vancouver, BC V5T 1L7	Case Number	CF-2026-003491
Specifics and/or Suite #		Date of Inspection (yyyy/mm/dd)	2026/04/27
Number of Storeys	3	IA Number	
Building Name		Permit Number	
Approved Use of Building/Land	Residential	Owner & Contact Info.	
Present Use of Building/Land	Residential	Owner's Rep & Contact Info.	Strata contact: Edward Tse 604-261-0285 604-629-5625 Contractor: Nima Banihashemi 604-767-4447
Zoning	R3-3	Tenant & Contact Info.	
Strata Titled Building	☐ Yes: ☐ Common property ☐ No ☐ Individual suite	Business Licence	

Reason for Inspection - ☒ Complaint | ☐ IA | ☐ Permit | ☐ Referral | ☐ Routine | ☐ Re-Check | ☐ 1 Year Access:

New exterior stucco installed on east elevation.

In Attendance

PUI		Owner/Rep	
Plumbing/Gas/Sprinkler		Fire	
Electrical		VPD	
Building	Ian Mackie	Other	

Inspection Overview/Narrative:

Today's site visit revealed that new exterior stucco is currently being installed on the east elevation. Discussed over the phone with Strata contact, Edward Tse 604-261-0285 604-629-5625, and the stucco contractor, Nima Banihashemi 604-767-4447, confirming the entire old stucco has been removed and new stucco is in the final stages of completion.

I confirmed with our Building Review Branch that a building permit is required for this work. Please send a 30-day order to the Registered owners to obtain the appropriate permit for this work.

Pictures Taken?

- ☒ Yes
☐ No

Notice Posted?

- ☐ No
☒ Stop Work Order
☐ Do Not Occupy
☐ Unsafe to Occupy

Violation Details:	
Violation Number: VI-2026-01851	Violation Description: W.W.O.P. east elevation remove and replace exterior stucco.
Violation Date: Apr 28, 2026	Violation Photo(s):
Related Bylaw: Vancouver Building Bylaw No. 14343	
Violation Status:	

Stop work order
posted on front lobby
door





Administrative Request:

Please select required correspondence type for this case file:

- | | | |
|---|---------------------------------------|--|
| ☐ 30 Day Letter | ☐ 7 Day Order | ☐ 14 Day Order |
| ☐ 60 Day Letter | ☐ 10 Day Order | ☒ 30 Day Order |
| ☐ Immediate Action | | |
| ☐ Other - Please Specify Preferred Action: _____ | | |

Please specify any permits that are required:

- | | |
|---|--|
| ☐ Development Permit | ☐ Sign Permit |
| ☐ Building Permit | ☐ Tree Permit |
| ☐ Electrical Permit | ☐ Occupancy Permit |
| ☐ Plumbing Permit | ☐ IA (Special Inspection) |
| ☐ Gas Permit | |
| ☐ Sprinkler Permit | |
| ☐ Sewer Permit | |

Please provide specific instructions/information (i.e. actions needed for the owner/applicant/tenant to comply with observed violations) that you would like included in the letter/order:

Send R/O a 30 day order to stop work immediately and obtain a building permit for the work.

Date Report Made: April 28, 2026

Ian Mackie, District Building Inspector
(604) 506-5513

Case File Manager

Supervisor Notes:

s.15(1), s.22(1)

Manager / Supervisor Approval

Vancouver Building Bylaw Inquiry Case

Case ID: 201003251390
Case creation date: 4/15/2026, 9:33:03 AM
Case created by: Angela Rivard
Case created user information: - User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/147.0.0.0 Safari/537.36
Channel: Phone

Location and request details:

Provide details:

Resident of Strata building asking to gather information for safety rules related to venting and exterior means of egress during building exterior renovation work (stucco) in order to follow up with their Strata.

In individual units, the kitchens do not have ventilation and the fan in the bathroom is only open to a space above the unit, it's not open to outside. During this renovation work the sliding door to their balcony is closed and cannot be opened and there is a thick plastic film taped to their single window so it also can't be opened. s.22(1)

s.22(1) It's been like this for two weeks and will likely continue for another week. Is this allowed for ventilation and CO2 levels? Also is this allowed for emergency exit if something happens where exit through the hallway is not safe? They noted it was 80 degrees inside their unit the other night when using their oven for cooking.

Address of relevant property or job site, if applicable:

s.22(1)

(Did caller indicate they want a call back?):

Yes

File upload:

Contact information:

Name:

s.22(1)

Email address:

Phone number:

Any web links (URLs) in this case have been altered so that they cannot be opened, as a security measure to protect against malicious links. If you believe a link to be safe please replace the "hxxp" at the beginning with "http" and open in a browser window. If you're unsure if the link is safe to open and you need to open it, please contact the Service Desk.

Case Summary

Case ID:	201003251390
Case creation date:	4/15/2026, 9:33:03 AM
Case created by:	Angela Rivard
Case created user information:	- User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/147.0.0.0 Safari/537.36
Channel:	Phone

Location and request details:

Provide details:	Resident of Strata building asking to gather information for safety rules related to venting and exterior means of egress during building exterior renovation work (stucco) in order to follow up with their Strata. In individual units, the kitchens do not have ventilation and the fan in the bathroom is only open to a space above the unit, it's not open to outside. During this renovation work the sliding door to their balcony is closed and cannot be opened and there is a thick plastic film taped to their single window so it also can't be opened. s.22(1) s.22(1) It's been like this for two weeks and will likely continue for another week. Is this allowed for ventilation and CO2 levels? Also is this allowed for emergency exit if something happens where exit through the hallway is not safe? They noted it was 80 degrees inside their unit the other night when using their oven for cooking.
Address of relevant property or job site, if applicable:	s.22(1)
(Did caller indicate they want a call	Yes

back?):	
---------	--

Contact information:

Name: s.22(1)

Email address:

Phone number:

Back

Word Print

As Of: Apr 28, 2026 23:00:00

Case File: CF-2026-003491: In Violation

311 Case File Ref

201003251390

Brief Description

Re-allocated to building by Allison Min of BRB noting:
" This building is greater than 600m^2 in building area so a Part 3 building and Part 5 applies. There is no BP for the noted building exterior renovation work (stucco). Would you please open a case file to have a DBI to check the site?
A professional engineer should be involved. Also, please refer to VBBL 11.1.4.3.(1). "

complaint: 4/15/2026
Resident of Strata building asking to gather information for safety rules related to venting and exterior means of egress during building exterior renovation work (stucco) in order to follow up with their Strata.
In individual units, the kitchens do not have ventilation and the fan in the bathroom is only open to a space above the unit, it's not open to outside. During this renovation work the sliding door to their balcony is closed and cannot be opened and there is a thick plastic film taped to their single window so it also can't be opened. s.22(1)
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Address of relevant property or job site, if applicable: s.22(1)
(Did caller indicate they want a call back?): Yes Contact
information:
Name: s.22(1)
Email address: s.22(1)
Phone number:

Business License Number

Completed Date

Description	Case File CF-2026-003491: In Violation (Vancouver Building By-law - Re-allocated to building by Allison Min of BRB noting: " This building is greater than 600m^2 in building area so a Part 3 building and Part 5 applies. There is no BP for the noted building exterior renovation work (stucco). Would you please open a case file to have a DBI to check the site? A professional engineer should be involved. Also, please refer to VBBL 11.1.4.3.(1). " ----- complaint: 4/15/2026 Resident of Strata building asking to gather information for safety rules related to venting and exterior means of egress during building exterior renovation work (stucco) in order to follow up with their Strata. In individual units, the kitchens do not have ventilation and the fan in the bathroom is only open to a space above the unit, it's not open to outside. During this renovation work the sliding door to their balcony is closed and cannot be opened and there is a thick plastic film taped to their single window so it also can't be opened. s.22(1) s.22(1) It's been like this for two weeks and will likely continue for another week. Is this allowed for ventilation and CO2 levels? Also is this allowed for emergency exit if something happens where exit through the hallway is not safe? They noted it was 80 degrees inside their unit the other night when using their oven for cooking. Address of relevant property or job site, if applicable: s.22(1) AV (Did caller indicate they want a call back?): Yes Contact information: Name: s.22(1) Email address: s.22(1) Phone number: s.22(1) 711 E 6TH AVENUE, Vancouver, BC V5T 1L7 Ian Mackie, District Building Inspector
dup_DefaultInvestigator	
dup_Fine	0.00
Enforcement Stream	
Findings	
Invoice Due Date	
Issue Date	
Job Location	
Location	
Location Description	
Location Type	Addressed
Parcel Owner is Defendant	N
Parent Job (Internal ID)	
PRISM BU Permit Number	
PRISM DB Permit Number	
PRISM DE Permit Number	
Proposed Investigator (Proposed Assignee)	
Reason for Case File	Complaint
Relationship	

STR CD

Violation Updated Date

Apr 28, 2026 11:20:30

Processes

Assign Investigation (Completed on Apr 15, 2026 10:51:11 by Shahin Mohajeri with outcome "Assigned")

Actual Start Date

Comments

Description

IsOutcomed

Y

Process Importance

ReBuildChecklist

N

Route Order

Scheduled Complete Date

Scheduled Start Date

Apr 15, 2026 10:51:04

Staff Assigned Id List

Assignments

Shahin Mohajeri

Relationships

Shadow Process: 295027617

Dup Staff Assigned ID List

Referenced Objectid

295027605

Perform Investigation (Completed on Apr 22, 2026 11:55:46 by Ian Mackie, District Building Inspector with outcome "Follow-up Investigation Scheduled")

Additional Instructions

Comments

Description

Findings

Strata contact: Edward Tse 604-261-0285 604-629-5625
etse@wynford.com

Re-investigation Date

Apr 23, 2026 00:00:00

Route Order

Assignments

Ian Mackie, District Building Inspector

Perform Investigation (Completed on Apr 28, 2026 09:21:47 by Ian Mackie, District Building Inspector with outcome "Send for Supervisor Review")

Additional Instructions

Comments

Description

Findings

Strata contact: Edward Tse 604-261-0285 604-629-5625
etse@wynford.com
G.C. Nima Banihashemi 604-767-4447
Posted "Stop Work" on lobby front door.

Re-investigation Date

Route Order

Assignments

Ian Mackie, District Building Inspector

Relationships

Violations: VI-2026-01851

Assess Fine on NOV?

N

Assess Fine on Order?

N

Description

W.W.O.P. east elevation remove and replace exterior stucco.

Fees Assessed

N

Fine Per Period

Fine Per Period

Fine To Assess (NOV)

Fine To Assess (Order)

Frequency

Frequency

Grace Period (days)

0

Grace Period (days)

0

Issue Warning/Violation

Warning

Life Safety

Priority

Resolution Date

Resolve By Date

Result

Special Instructions

Violation Date

Apr 28, 2026 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 14343

Supervisor Review (Completed on Apr 28, 2026 11:20:29 by Shawn Dyste, Building Inspections Supervisor with outcome "Work Needed")

Actual Start Date

Comments

Description

Process Importance

Route Order

Scheduled Complete Date

Scheduled Start Date

Apr 28, 2026 09:21:47

Staff Assigned Id List

Assignments

Shawn Dyste, Building Inspections Supervisor

Relationships

Shadow Process: 295959086

Dup Staff Assigned ID List

6331279, 6334101, 15390989, 55629214, 81299683, 97523581, 106603622

Referenced Objectid

295959082

Relationships

Letter: 295955610 : CE - Inspection Report - Building

Perform Investigation (Completed on Apr 28, 2026 13:03:44 by Ian Mackie, District Building Inspector with outcome "Send for Supervisor Review")

Additional Instructions

Comments

Description

need a close up picture of the stop work notice. Nothing in the background. Thx

Findings

Re-investigation Date

Route Order

Assignments

Relationships

Violations: VI-2026-01851

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	W.W.O.P. east elevation remove and replace exterior stucco.
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning
Life Safety	
Priority	
Resolution Date	
Resolve By Date	
Result	
Special Instructions	
Violation Date	Apr 28, 2026 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 14343

Supervisor Review (Completed on Apr 28, 2026 13:10:30 by Shawn Dyste, Building Inspections Supervisor with outcome "Order Required")

Actual Start Date

Comments

Description

Process Importance

Route Order

Scheduled Complete Date

Scheduled Start Date Apr 28, 2026 13:03:44

Staff Assigned Id List

Assignments

Shawn Dyste, Building Inspections Supervisor

Relationships

Shadow Process: 295997393

Dup Staff Assigned ID List

6331279, 6334101, 15390989, 55629214, 81299683, 97523581, 106603622

Referenced ObjectId

295997391

Relationships

Letter: 295955610 : CE - Inspection Report - Building

Send Notification

Actual Start Date

Comments

Description

Stop Work

Follow-up Investigation Date

Route Order

Scheduled Complete Date

Scheduled Start Date

Apr 28, 2026 13:10:30

Staff Assigned Id List

Assignments

Kathy Cermeno

Relationships

Shadow Process: 295998637

Dup Staff Assigned ID List

6186004, 6196718, 15221408, 44700725, 70944665, 147460374, 151052262, 170401983, 179060820, 201673309, 207655328

Referenced ObjectId

295998636

Relationships

Document: 295027832

Document: 295998677

Enforcement Stream: Building

Investigator: Ian Mackie, District Building Inspector

Letter: 295955610 : CE - Inspection Report - Building

Description

CE - Inspection Report - Building

File Extension pdf

File Name

File Size

Revisions

Revision 1 modified on Apr 28, 2026 13:10:10 by Shawn Dyste, Building Inspections Supervisor

File Name Word Interface.pdf

Revision 1 modified on Apr 28, 2026 13:01:16 by Ian Mackie, District Building Inspector

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 13:00:18 by Ian Mackie, District Building Inspector

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 11:20:09 by Shawn Dyste, Building Inspections Supervisor

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 09:21:02 by Ian Mackie, District Building Inspector

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 09:20:02 by Ian Mackie, District Building Inspector

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 09:19:48 by Ian Mackie, District Building Inspector

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 09:18:40 by Ian Mackie, District Building Inspector

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 09:17:17 by Ian Mackie, District Building Inspector

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 09:16:20 by Ian Mackie, District Building Inspector

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 09:15:34 by Ian Mackie, District Building Inspector

File Name Word Interface.docm

Revision 1 modified on Apr 28, 2026 09:15:10 by Ian Mackie, District Building Inspector

File Name	Word Interface.docm
Revision 1 modified on Apr 28, 2026 09:14:43 by Ian Mackie, District Building Inspector	
File Name	Word Interface.docm
Revision 1 modified on Apr 28, 2026 09:13:21 by Ian Mackie, District Building Inspector	
File Name	Word Interface.docm
Revision 1 modified on Apr 28, 2026 09:06:25 by Ian Mackie, District Building Inspector	
File Name	Word Interface.docm
Revision 1 modified on Apr 28, 2026 09:05:20 by Ian Mackie, District Building Inspector	
File Name	Word Interface.docm
Revision 1 created on Apr 28, 2026 09:03:37 by Ian Mackie, District Building Inspector	

Relationships

Shadow Process: 295577706

Shadow Process: 295959086

Shadow Process: 295981142

Shadow Process: 295997393

Parcel: VAS-269-1 - Parcel: 711 E 6TH AVENUE, Vancouver, BC V5T 1L7

Violation: VI-2026-01851

Assess Fine on NOV?	N
Assess Fine on Order?	N
Description	W.W.O.P. east elevation remove and replace exterior stucco.
Fees Assessed	N
Fine Per Period	
Fine Per Period	
Fine To Assess (NOV)	
Fine To Assess (Order)	
Frequency	
Frequency	
Grace Period (days)	0
Grace Period (days)	0
Issue Warning/Violation	Warning

Life Safety

Priority

Resolution Date

Resolve By Date

Result

Special Instructions

Violation Date

Apr 28, 2026 00:00:00

Relationships

Violation Type: Vancouver Building Bylaw No. 14343