

December 20, 2019

FOI No: 2019-50

VIA E-MAIL – Redacted

Redacted

Dear Redacted

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has processed your request for access to the following records pursuant to the *Freedom of Information and Protection of Privacy Act (the Act)*:

- *Details of the project work to be performed, described as “kitchen & bathroom renovations” as per building permit BP020292 issued 17-Sep-18 which may require residential vacancy of project address 202 – 15233 Pacific Ave. If residential vacancy is, or might be, or is not required, please state so in cover letter”*
- *Copy of registered letter from City of White Rock to Gloucestershire Developments Ltd.*

A copy of the building permit is attached. It appears that the scope of work for this building permit includes renovations to the kitchen and two bathrooms of this dwelling unit and the installation of new flooring in other areas of the dwelling unit.

The builder has provided a plan for the proposed modifications to the kitchen and bathrooms, but, as a policy, the City will not provide access to interior building plans to parties other than the registered owner of a property or their agent. Information that could be harmful to the security of a building is excepted from the disclosure requirements of the Act pursuant to Section 15(1).

There is no indication that the work proposed in the building permit should affect the occupancy of the dwelling unit. However, the builder would have to assess whether it is safe for the occupants to remain in the dwelling unit during construction.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

A copy of the City's December 16, 2019 letter to Gloucestershire Developments Ltd is also attached.

Please contact our office if you have questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Overton", with a long, sweeping horizontal line extending to the right.

Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

THE CORPORATION OF THE CITY OF WHITE ROCK
BUILDING PERMIT



DATE OF ISSUANCE:

SEP 17 2018

BUILDING PERMIT No: BP020292

ROLL No: 003888.035

PROJECT ADDRESS: 202 15233 PACIFIC AVE
LEGAL DESCRIPTION: LT 35/ SEC 11/ NWD/ PL LMS747/ TWP 1
ZONE: CR-2

DESCRIPTION OF PROJECT:

Unit #202
Kitchen and Bathroom renovations

OWNER: GLOUCESTERSHIRE DEVELOPMENTS LTD
ADDRESS: 1200-1075 GEORGIA ST W VANCOUVER BC V6E 3C9

Phone: 604-926-9349


.....
Owner or Authorized Agent


.....
Building Official

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

PERMIT FEES:	Project Value:	33,000.00
BP SCAN & COPY	5.00	25.00
BP APPL FEE	33,000.00	744.00
	Total:	\$769.00

CONDITIONS:

- ALL CONSTRUCTION TO CONFORM TO THE B. C. BUILDING CODE.
- A HAZARDOUS MATERIALS REPORT AND AN ASBESTOS ABATEMENT REPORT MUST BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO ANY INSPECTIONS BEING CONDUCTED.
- INSPECTION IS REQUIRED PRIOR TO COVERING ANY WORK
- A PLUMBING PERMIT IS REQUIRED FROM A LICENSED PLUMBING CONTRACTOR.
- NO CHANGES TO THE BUILDING EXTERIOR INCLUDING WINDOWS, DOORS OR PATIOS IS ALLOWED UNDER THIS PERMIT.
- NO CHANGES TO INTERIOR WALL LOCATIONS OR TYPES IS ALLOWED UNDER THIS PERMIT.

OCCUPANY / FINAL GRANTED:

Date:

December 16, 2019

Registered Mail

GLOUCESTERSHIRE DEVELOPMENTS LTD
1200-1075 GEORGIA ST W
VANCOUVER, BC
V6E 3C9

RE: 202 – 15233 Pacific Avenue

To whom it may concern,

It has come to the attention of the City of White Rock Planning and Development Department Building Section that construction in excess of what was permitted in BP 020292 issued on September 17, 2018 may have occurred.

Clause 6.2 of the City of White Rock Building Bylaw 1928 states; "No person shall commence or continue any construction, alteration, placement, demolition, removal, relocation or change the occupancy of any building or structure or other work related to construction, unless a Building Official has issued a valid and subsisting permit for the work."

Please arrange an inspection of the construction within 10 (ten) days of the date of this letter by calling 604-541-2135; the construction and use must conform to the City of White Rock Building Bylaw, Zoning Bylaw, the Building Code, the Development Permit and any covenants or SROW's registered on title. If we have had no contact from you within that time, the file will be forwarded to the Bylaw Section for enforcement which may include fines, injunctive proceedings, and/or Note Against the Land Title being placed on the property.

Please contact James Nyhus at 604-541-2145 if you require any information.

Sincerely,



James Nyhus
Manager, Building and Bylaw Enforcement

Cc

Planning and Development Services
P: 604.541.2136 | F: 604.541.2153

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

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