

March 16, 2020

FOI No: 2020-07

VIA E-MAIL – Redacted

# Redacted

Dear Redacted

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

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The City of White Rock has received your requests for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the “Act”):

- *all building permits, building inspection reports and/or development permits issued to the structure at 15474 Victoria Avenue, White Rock*
- *any Secondary Suite Permits, Bed and Breakfast Permits or Short Term Vacation Rental licenses issued to this address*
- *records of any bylaw enforcement complaints or actions taken regarding this property*

Access to these records is available. However, some of the information in the records is excepted from disclosure under the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing is necessary in order to avoid disclosing any third-party personal information without permission.

Please also note the following:

- The building at 15474 Victoria Avenue is a non-comforming, seven-unit apartment that was historically used as a boarding house.
- I could not locate any original building permits or inspection reports in the City’s records. The building was built before the incorporation of White Rock in 1957. It is not clear that the City ever obtained these records following incorporation.
- The owner of the property holds an “apartment” business licence.

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](http://www.whiterockcity.ca)

Please contact our office if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "K 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

# FIRE DEPARTMENT

15315 Pacific Avenue, White Rock, B.C. V4B 1R1

Phone: 541-2121

Tom. L.

## INSPECTION REPORT

NAME: N/A. SHEET No.: \_\_\_\_\_

ADDRESS: 15474 VICTORIA AVE. DATE: 23. JULY 1997.

TYPE OF INSPECTION: REGULAR. C OCCUPANCY NON CONFORMING.

AREA OF INSPECTION EXTERIOR SUITE #7 INTERIOR

1. SMOKE ALARM ARE TO BE INSTALLED, 1 EA SUITE (MINIMUM) TO BE HARD WIRED. AS APPROVED BY W.R.F.D.
2. ACCESS/EGRESS FROM SUITES #4 & #5 REQUIRES IMMEDIATE REPAIR TO MEET B.C.B.C. REQUIREMENT. & B.C. FIRE CODE.
3. STAIRS ACCESS/EGRESS FROM SUITES #4 & #5 REQUIRE REPAIR TO MEET B.C.B.C. & B.C. FIRE CODE REQUIREMENT.
4. FIRE SEPARATION BETWEEN STORIES AND SUITES TO BE VERIFIED BY FIRE DEPT. INSPECTION AND REPAIRED AS REQUIRED.

NOTE: OWNER WILL RECEIVE COPY OF THIS REPORT AFTER 28. JULY . 97.

R.B. McMURDO, FIRE CHIEF.  
LAFC 1275.

INSPECTOR: [Signature]



Our File No. 0756.767

August 11, 1998

VIA DOUBLE REGISTERED MAIL

SUITE 300  
1676 MARTIN DRIVE  
WHITE ROCK, B.C., CANADA  
V4A 6E7

TELEPHONE (604) 531-1421  
TOLL FREE 1-800-667-1421  
FACSIMILE (604) 531-8402  
EMAIL: tandm@dowco.com

**Redacted S. 22**

Dear **Redacted S. 22**

**Re: Your Property at 15474 Victoria Avenue, White Rock, B.C.  
Lot 1, Block 9, Section 11, Township 1, NWD Plan 488**

We are solicitors instructed by the City of White Rock to obtain compliance by you, as owners of this property, with the City's bylaws and other laws the City is empowered to enforce.

Over the course of the past two years, you have significantly expanded and entirely reconstructed the deck attached to the southerly wall of the building, together with its egress stairway.

That stairway, as you well know, encroaches on the Balsam Street road allowance. Certain other improvements have been added within the Balsam Street road allowance.

You commenced and completed this work without a duly authorized and issued building permit, and without any building inspections. Your appeal to the Board of Variance to authorize the deck extension was, as you know, denied.

Equally important, you have been advised by the Fire Chief, in writing, of several fire safety deficiencies, including the need for fire separations between suites. That is a key life safety requirement.

On behalf of the City, we hereby demand that, within 14 days of the date of this letter you:

1. Completely demolish and remove the extension of the rear deck which has occurred in and from 1996;
2. Demolish and remove all improvement made within the Balsam Street road allowance since 1995, with the sole exception of the stairway utilized for egress from the southerly deck;

ROBERT C.P. WALKER  
GREGORY M. VANSTONE  
MARJORIE E. MOONEY  
RODRICK H. MACKENZIE  
J. CRAIG MOULTON  
MICHAEL C. WOODWARD  
GEORGE B. RUSH\*  
GEOFFREY A. THIELE  
JEFFREY J. SMITH  
A.K. THOMPSON (RET'D)  
W.C. MCCONNELL (RET'D)

**T H O M P S O N   &   M C C O N N E L L**

August 11, 1998

Page 2

3. Forthwith apply for building permit for the reconstruction of the pre-1996 southerly deck, and thereafter call for and submit to building inspections and Building Code compliance for that deck; and
4. Erect the fire separations between suites which the present British Columbia Building Code requires, and put into effect all other directions of the Fire Chief.

If the above are not completed by August 25, 1998, we shall be commencing and serving legal proceedings against you both without further notice. In that proceeding, the City will be seeking a mandatory injunction and legal costs. In all probability, removal of all structures within the Balsam Street right-of-way would be sought.

Please govern yourselves accordingly.

Yours truly,

**THOMPSON & McCONNELL**

Michael C. Woodward  
MCW:kls

bcc. City of White Rock  
Attn: Colin Atchison  
Attn: Wayne Baldwin  
Attn: Tom Leatham

L:kls\aug\119.cor



THE CORPORATION OF THE CITY OF WHITE ROCK

EXHIBIT C

# FIRE DEPARTMENT

15315 Pacific Avenue, White Rock, B.C. V4B 1R1

Phone: 604-541-2121 • Fax: 604-541-2120

## INSPECTION REPORT

NAME: \_\_\_\_\_

SHEET No.: \_\_\_\_\_

ADDRESS: 15474 VICTORIA.

DATE: 15 JULY 2002.

TYPE OF INSPECTION: REGULAR - NOTICE.

AREA OF INSPECTION: \_\_\_\_\_

**Redacted S. 22**

COMPLETE REGULAR INSPECTION REQUIRED.  
PLEASE CONTACT BRIAN MCMURDO, FIRE  
CHIEF WITHIN (7) SEVEN DAYS TO  
ARRANGE FOR INSPECTION.  
ACCESS TO ALL SUITES AND TESTING  
OF ALL SMOKE ALARMS WILL BE REQUIRED.

*RB* MCMURDO  
FIRE CHIEF 604 541 2122

INSPECTOR: *[Signature]*

NOTE: PLEASE NOTIFY THE ABOVE DEPARTMENT WHEN ITEMS LISTED ARE COMPLETED.

TEL: 604-541-2121 • FAX: 604-541-2120



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,  
White Rock, B.C.  
Tel. No.: 541-2136  
Fax. No.: 541-2153

# Inspection Report

**Redacted S. 22**

NAME: ..... PERMIT No. ....

ADDRESS: ..... 15474 Victoria Ave ..... SHEET No. 1

TYPE OF INSPECTION: ..... Review ..... DATE: August 13 /04

AREA OF INSPECTION: ..... Ste # 2 .....

- WE UNDERSTAND YOU ARE DOING <sup>RENOVATION</sup> WORK IN THIS AREA  
PLEASE CONTACT THE PERMITS & LICENCE DEPT TO  
REVIEW IF A BUILDING PERMIT IS REQUIRED.

Observations

- Half a pickup load of lumber stacked up outside Ste 2 (lowest floor SE corner)
- Some material along east side of Bldg. incl Barbecue, Bike - three ladders
- No evidence of smoke.

SIGNATURE: ..... INSPECTOR: *[Signature]* .....

DATE: .....

Please sign this form when the work is completed and return to the above department.





THE CORPORATION OF THE CITY OF WHITE ROCK

## FIRE / RESCUE

15315 Pacific Avenue, White Rock, B.C. V4B 1R1

Phone: 604-541-2121 • Fax: 604-541-2120

JAN 5/12  
EMAILED TO

S. 22

+ FAX TO

Redacted S. 22

\* mailed Jan 6/12

# INSPECTION REPORT

NAME: \_\_\_\_\_ SHEET No.: 1 OF 2  
ADDRESS: 15474 VICTORIA AVE DATE: DEC 17, 2011  
TYPE OF INSPECTION: REVIEW OF LIFE SAFETY SYSTEMS & REGULAR INSPECTION  
AREA OF INSPECTION: ALL SUITES & UTILITY ROOMS

- ① SMOKE ALARMS HAD BEEN REMOVED FROM UNITS # 1, 2 & 4 AND MUST BE RE-INSTALLED
- ② UNIT #3 - PARTICLE BOARD CEILING IN BATHROOM & MISSING DRYWALL TO BE REPLACED WITH 5/8" TYPE X FIRE GUARD DRYWALL
- ③ UNIT #6 - PLYWOOD CEILING TO BE REPLACED WITH TYPE X 5/8" FIRE GUARD DRYWALL  
- EXCESSIVE STORAGE IN SMALL ROOM, RESIDENT TO BE ASKED TO MINIMIZE. POTENTIAL TO OVERLOAD ELECTRICAL SYSTEM WITH AMOUNT OF DEVICES UTILIZING CIRCUIT IN SMALL RM OF <sup>UNIT</sup> #6
- ④ OFFICE AREA - REMOVE STORED MATERIALS ON OUTSIDE & CLEAN UP & MINIMIZE INTERIOR STORED MATERIALS
- ⑤ COVER REQUIRED FOR ELECTRICAL PANEL IN OFFICE

INSPECTOR: Phil Le...

NOTE: PLEASE NOTIFY THE ABOVE DEPARTMENT WHEN ITEMS LISTED ARE COMPLETED.

TEL: 604-541-2121 • FAX: 604-541-2120



THE CORPORATION OF THE CITY OF WHITE ROCK

## FIRE / RESCUE

15315 Pacific Avenue, White Rock, B.C. V4B 1R1

Phone: 604-541-2121 • Fax: 604-541-2120

# INSPECTION REPORT

NAME: \_\_\_\_\_ SHEET No.: 2 OF 2

ADDRESS: 15474 VICTORIA AVE DATE: DEC 17, 2011

TYPE OF INSPECTION: REVIEW OF LIFE SAFETY SYSTEMS & REGULAR INSPECTION

AREA OF INSPECTION: ALL SUITES & UTILITY ROOMS

- ⑥ METER ROOM - REMOVE STORAGE
- ⑦ FIRE EXTINGUISHER IN METER ROOM REQUIRES RE-CERTIFICATION & TO BE MOUNTED IN A VISIBLE LOCATION MAXIMUM 5 FT TO TOP
- ⑧ STEPS & RAILING TO UNIT #5 DO NOT CONFORM TO BC BUILDING CODE & SHOULD BE CORRECTED.
- ⑨ CONFIRM HOT WATER "B" VENT ON WEST SIDE CONFORMS WITH BC GAS CODE AND HAS BEEN INSPECTED BY THE BC SAFETY AUTHORITY

ITEMS #1 TO BE COMPLETED BY JAN 12, 2012  
ITEMS #2 TO 9 TO BE COMPLETED WITHIN 60 DAYS  
MARCH 5, 2012

RESIDENT **Redacted S. 22** ASSISTED WITH ACCESSING ALL UNITS.

\* RE-INSPECTION REQUIRED INSPECTOR: Phil Lewis



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Phone: 604-541-2136 • Fax: 604-541-2153 • www.whiterockcity.ca

# Monitoring Report

Date: Jun 28, 2012

Permit #: -

Property Address: 15474 Victoria ~

Coordinating Registered Professional: -

Owner / Contractor: owner

Stage of Work: safety review

1)	8 office - all loose wiring to be in junction boxes with covers.
2)	unit 5 electrical cover plates, junction box req'd kitchen.
3)	replace deck beams.
4)	unit 6 drywall ceiling of bedroom type X. repair elect wiring to heater (storage rm)
5)	unit 7 drywall bedroom closet. living rm ceiling repair, wall corner & cover plates.
	unit 4 - drywall ceiling & closet, electrical outlets to be repaired / cover plates.
	work to be completed within 30 days.

Building Official: [Signature]

Note: The City of White Rock has relied on the Registered Design Professional for the design, field review and certification in the prescribed Schedules as adopted by the B.C. Building Code for this project, subject to Section 290 of the Local Government Act and City of White Rock Building Bylaw.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Phone: 604-541-2136 • Fax: 604-541-2153 • www.whiterockcity.ca

# Monitoring Report

Date: Nov 29, 2012

Permit #: -

Property Address: 15474 Victoria A

Coordinating Registered Professional: -

Owner / Contractor: **Redacted S. 22**

Stage of Work: no permit

- a.) sec previous report June 28, 2012.
- i.) plumbing permit req'd.
- 2.) building permit req'd.
- 3.) unit (4) drywall closet & ceiling of bedroom.
- 4.) deck beams & footings req'd (part of building permit application.)

*[Handwritten signature]*

*[Handwritten signature]*

Building Official: \_\_\_\_\_

Note: The City of White Rock has relied on the Registered Design Professional for the design, field review and certification in the prescribed Schedules as adopted by the B.C. Building Code for this project, subject to Section 290 of the Local Government Act and City of White Rock Building Bylaw.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Phone: 604-541-2136 • Fax: 604-541-2153 • www.whiterockcity.ca

# Monitoring Report

Date: Feb 21, 2013

Permit #: \_\_\_\_\_

Property Address: 15474 Victoria Ave

Coordinating Registered Professional: -

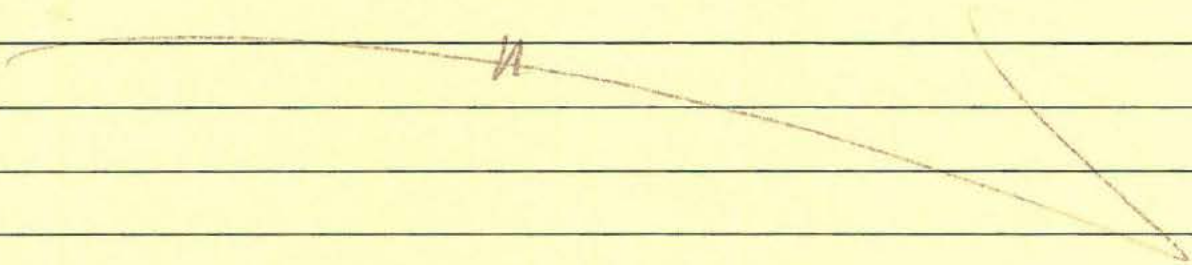
Owner / Contractor: sea to sky plumbing & heating

Stage of Work: plbg

units 2, 4, 5.

- water dist system (200 psi test witnessed)
- DWV & tub traps - tested.

recall for insulation inspection.



Building Official: [Signature]

Note: The City of White Rock has relied on the Registered Design Professional for the design, field review and certification in the prescribed Schedules as adopted by the B.C. Building Code for this project, subject to Section 290 of the Local Government Act and City of White Rock Building Bylaw.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Phone: 604-541-2136 • Fax: 604-541-2153 • www.whiterockcity.ca

# Monitoring Report

Date: Feb 25, 2013

Permit #: \_\_\_\_\_

Property Address: 15474 Victoria Ave

Coordinating Registered Professional: -

Owner / Contractor: segt sky glumb

Stage of Work: glbg

unit 7 d/wv of water pipe.  
- approved

recall for insulation in  
missing areas

fire alarm system drawings  
to be submitted.

Building Official: \_\_\_\_\_

Note: The City of White Rock has relied on the Registered Design Professional for the design, field review and certification in the prescribed Schedules as adopted by the B.C. Building Code for this project, subject to Section 290 of the Local Government Act and City of White Rock Building Bylaw.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Phone: 604-541-2136 • Fax: 604-541-2153 • www.whiterockcity.ca

# Monitoring Report

Date: Aug. 3, 2013

Permit #: \_\_\_\_\_

Property Address: 15474 Victoria Ave

Coordinating Registered Professional: \_\_\_\_\_

Owner / Contractor: SEA + SKY plumbing

Stage of Work: plbg final

unit 3 + 7 water dist system (200 psi test witnessed) (trb traps tested)

- gassed

note: fire alarm system to be completed

Building Official: \_\_\_\_\_

Note: The City of White Rock has relied on the Registered Design Professional for the design, field review and certification in the prescribed Schedules as adopted by the B.C. Building Code for this project, subject to Section 290 of the Local Government Act and City of White Rock Building Bylaw.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Phone: 604-541-2136 • Fax: 604-541-2153 • www.whiterockcity.ca

Redacted S. 22

# Monitoring Report

Date: MAY 6 / 2013

Permit #: \_\_\_\_\_

Property Address: 15474 VICTORIA

Coordinating Registered Professional: \_\_\_\_\_

Owner / Contractor: \_\_\_\_\_

Stage of Work: FIRE ALM.

① EACH UNIT REQUIRES A-PULL STATION  
BY ENTRY DOOR  
- HEAT DETECTOR  
- Buzzer

② ANNUNCIATOR PANEL IN ELECTRICAL RM

③ SUBMIT DRAWING SHOWING LAYOUT OF  
DEVICES & ZONES OF F.A. SYSTEM

④ PERMIT REQUIRED

Building Official: [Signature]

Note: The City of White Rock has relied on the Registered Design Professional for the design, field review and certification in the prescribed Schedules as adopted by the B.C. Building Code for this project, subject to Section 290 of the Local Government Act and City of White Rock Building Bylaw.





THE CORPORATION OF THE CITY OF WHITE ROCK

**FIRE / RESCUE**

15315 Pacific Avenue, White Rock, B.C. V4B 1R1

Phone: 604-541-2121 • Fax: 604-541-2120



**INSPECTION REPORT**

NAME: \_\_\_\_\_

SHEET No.: \_\_\_\_\_

ADDRESS: 15474 VICTORIA

DATE: JUN 15 / 2013

TYPE OF INSPECTION: FIA PLAN

AREA OF INSPECTION: \_\_\_\_\_

① CONFIRM FA PANEL + ANNUNCIATOR IS LOCATED IN ELECTRICAL RM.

② 3<sup>RD</sup> PARTY VERIFICATION REQUIRED

③ EXTEND HEAT DETECTORS FURTHER INTO SUITES

INSPECTOR: [Signature]

**NOTE:** PLEASE NOTIFY THE ABOVE DEPARTMENT WHEN ITEMS LISTED ARE COMPLETED.

TEL: 604-541-2121 • FAX: 604-541-2120



CITY OF WHITE ROCK  
 15322 BUENA VISTA AVENUE  
 WHITE ROCK, BC V4B 1Y6  
 T: 604.541.2139 | F: 604.541.2153  
 MONDAY - FRIDAY | 8:30 A.M. - 4:30 P.M.  
 EMAIL: licences@whiterockcity.ca

**BUSINESS LICENCE**  
 ECONOMIC DEVELOPMENT

THIS LICENCE MUST BE POSTED IN A CONSPICUOUS PLACE ON THE BUSINESS PREMISES.  
 IT IS NON TRANSFERABLE, AND IS VOID ON CHANGE OF OWNERSHIP.

BUSINESS & MAILING ADDRESS:

**BEACH HOUSE APARTMENTS**

**4-15474 VICTORIA AVE  
 WHITE ROCK BC V4B 1H5**

ACCOUNT NO:

**10216**

LICENCE NO:

**00021804**

LICENCE FEE:

**\$252.00**

BUSINESS LOCATION:

ISSUED DATE:

**May 02, 2019**

EXPIRES ON:

**Apr 30, 2020**

LICENCEE:

**0759070 BC LTD**

**4-15474 VICTORIA AVE**

**WHITE ROCK BC V4B 1H5**

HAS PAID THEIR REQUIRED LICENCE FEE AND IS ENTITLED TO CARRY ON THE BUSINESS AS DESCRIBED AS:

**APARTMENT**

IN A LAWFUL MANNER, THIS LICENCE IS ISSUED SUBJECT TO THE PROVISIONS OF ALL BY-LAWS OF THE CITY OF WHITE ROCK. NOW OR HEREAFTER, AND ANY AND ALL AMENDMENTS THAT MAY BE MADE DURING THE DURATIONS OF THIS LICENCE MUST COMPLY TO SAID BY-LAWS.

THIS LICENCE MUST BE POSTED IN A CONSPICUOUS PLACE ON THE BUSINESS PREMISES. IT IS NON-TRANSFERABLE AND IS VOID ON CHANGE OF OWNERSHIP

0759070 BC LTD  
 4-15474 VICTORIA AVE  
 WHITE ROCK BC V4B 1H5