

June 1, 2021

FOI No: 2021-24

VIA EMAIL – 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 reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *all bylaw offences, bylaw enforcement actions, building permits, secondary suite licenses, inspection reports, boulevard permits, plumbing permits, retaining wall reports and permits, records of fees charged, emails to the owner from City staff or Council, and any emails from staff to council regarding 15156 Victoria Avenue*

Access to these records is available. However, some of the information in the records is excepted from the disclosure requirements of 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 to avoid disclosing any third-party personal information without permission.

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

Sincerely,



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

Att.

Corporate Administration  
P: 604.541.2212 | F: 604.541.9348

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

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

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.

September 9, 2014

## Redacted S. 22

Attention: Redacted S. 22

**Re: Property: 15156 Victoria Avenue, White Rock, BC**

The subject property is zoned 'RS-3 One Unit (Small Lot, Hillside) Residential Zone' under the 'White Rock Zoning Bylaw, 2012, No. 2000,' as amended. The permitted uses, setbacks, lot coverage, residential gross floor area, and building height are included in the RS-3 zoning requirements (attached for your review). The maximum building height (7.7 metres) is measured from average natural grade, so the form, layout, and massing of a new house (e.g. height above the road, number of storeys, height of ceilings, etc.) will vary depending on the specific design.

The size of a secondary suite is restricted to 90 square metres with no more than two bedrooms, as per the requirements of the BC Building Code. It is possible to have access off of Victoria Avenue and the lane, provided that all requirements in regards to access in 'Street and Traffic Bylaw, 1999, No. 1529,' as amended, are met. Development of the property must also conform to the requirements of 'Building Bylaw, 2012, No. 1928,' as amended, as well as numerous other City of White Rock bylaws.

There are two buildings permits on file for the subject property. Building permit 53-98, for the upgrade of exits and fire separations, was issued in 1998 and completed in 2000. Building permit 02056, for a deck in the rear yard, was issued in 2002 but there is no record of the permit being completed. While the existing 5-unit apartment does not conform to the existing zoning, the City has no record of the original construction and therefore cannot confirm whether or not the building is legally non-conforming. There is no heritage designation on the property, and the business licence fee for five apartment units would be \$200 annually.

The Building and Fire Departments inspected the property on September 2, 2014. A copy of the inspection report is attached for your records. The City does not have a Health Department, and you would need to contact the RCMP and any other external agencies directly for any information they may have available.

There is a storm sewer line that runs along Victoria Avenue. It would be possible to connect into this line, but pumping would be required. Alternatively, you could potentially enter into an agreement with the City to extend a line along the lane to the rear of the property, but your

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

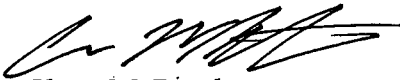
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costs would likely be substantial. An existing sanitary sewer line runs along the lane to the rear of the property. All inquiries regarding other services must be directed to the respective service providers.

This letter and the attached documents are for information purposes only. The City can provide information about permits that have been issued for any given property, but does not have the means to monitor every property indefinitely. You must determine for yourself whether you have obtained all of the relevant information, and whether or not the existing or any proposed use is or would be in conformity with all applicable bylaws and regulations of the City of White Rock.

Regards,

A handwritten signature in black ink, appearing to read 'Chris McBeath', with a stylized flourish at the end.

Chris McBeath  
Planner



### 6.3 RS-3 One Unit (Small Lot, Hillside) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on hillside *lots* of 278.7 square metres (2,992.37 square feet) or more.

#### 6.3.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
  - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
  - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
  - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
  - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
  - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.
- 5) notwithstanding 1) above, both an *accessory bed and breakfast use* and an *accessory vacation rental* may be permitted in combination and operated as a single business when limited to a maximum combination of four (4) *sleeping units* and eight (8) adult guests.

#### 6.3.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-3 zone are as follows:

Lot width	9.0m (29.53ft)
Lot depth	27.4m (89.9ft)
Lot area	278.7m <sup>2</sup> (2,992.37ft <sup>2</sup> )

#### 6.3.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-3 zone is 50%.

#### 6.3.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.7 times the *lot area*.

#### 6.3.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

#### 6.3.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-3 zone shall be sited in accordance with the following minimum *setback* requirements:

<b>Setback</b>	<b>Principal Building</b>	<b>Ancillary Buildings and Structures</b>
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front and rear yard setbacks* shall in combination be not less than 9.0m (29.5ft), except for lots with lot depth of 25m (82.02ft) or less i.e. where the rear yard setback shall be no less than 1.8m (5.9ft) and the minimum front yard setback shall be no less than 3.0m (9.84ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the lot.
- 4) Notwithstanding 6.3.6(1) above, for those properties located at 14579, 14585, 14591 and 14597 Marine Drive the minimum *front yard setback* shall be 7.5m and the minimum *rear yard setback* shall be 4.5m.

#### 6.3.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.14 and in addition to the provisions of subsections 6.3.5 and 6.3.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings* shall not exceed a gross floor area of 11.15m<sup>2</sup> (120.0ft<sup>2</sup>).
- 3) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

#### 6.3.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.15.

**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Cc:** [Athena von Hausen](#)  
**Subject:** 15156 Victoria Avenue - BP application requirements  
**Date:** Wednesday, October 21, 2020 3:51:00 PM  
**Attachments:** [img20201016\\_14041710.pdf](#)  
[image001.jpg](#)

---

Hi **Redacted S. 22**

Based on the information provided in your email below BP application would be required for proposed works.

Please find the BP application requirements for your reference:

1. BP application form filled in with required information and signed
2. Schedule 1 – “Owner’s Acknowledgment of Responsibility and Undertakings”
3. Owner’s Authorization Form for authorized agent (if applicable)
4. Land Title Search (dated within 30 days of the date of application)
5. Scope of works
6. 2 Sets of architectural drawings (see next page of BP application checklist on details for drawing requirements)
7. 2 Sets of original sealed structural drawings for proposed decks in addition to confirming existing building is structurally sound for effects all loading from proposed decks and door openings including lateral & seismic load (Required since structural design does not meet Part 9 of the BC Building Code)
8. Since this property falls in geotechnical landslide assessment areas as per Section 11.3 of Building Bylaw, Geotechnical Consultant’s signed and sealed memo required to confirm addition of decks on rear doesn’t negatively affect soil stability. (Section 11.3 Geotechnical assessment in accordance with the current edition of the “Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia” shall be required prior to the issue of building permits for those properties identified as Geotechnical Assessment Required areas on Schedule 3 – White Rock Geotechnical Assessment Areas. (updated by Bylaw 2233)
9. Original sealed Letters of Assurance (Schedule B for registered professional)
10. Schedule 2 – “Proof of Professional Liability Insurance” for each registered professional
11. Certificate of Insurance for each registered professional
12. Original sealed Schedule A from Coordinating Registered Professional (applicable if 2 or more registered professional on board)
13. Building Permit Application Fee

Refer to the link for BP application checklist

<https://www.whiterockcity.ca/DocumentCenter/View/245/Building-Permit-Application-Checklist---Interior-Renovation-SFD-Single-Family-Dwellings?bidId=>

In order to make an appointment for a Building Permit application please either call 604-541-2149 or email [building@whiterockcity.ca](mailto:building@whiterockcity.ca).

Hope this helps.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

**RESPECT** is a shared responsibility – bullying, harassment, aggressive language or any threats will not be tolerated.



---

**From:** Redacted S. 22

**Sent:** Friday, October 16, 2020 1:55 PM

**To:** Athena von Hausen <[AvonHausen@whiterockcity.ca](mailto:AvonHausen@whiterockcity.ca)>

**Subject:** 15156 Victoria ave white Rock, Redacted S. 22 owners of the property.

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Dear Madam

We intend to do some exterior upgrading of the house at the address mentioned above. the work that we would like to do is as follows:

1. Replacement of all the exterior windows and the doors. to match existing openings
2. Repair, and replace some of the siding and paint all outside walls
3. Build new sundecks with sliding glass doors on the South side (back lane) of the building as per attached sketch
4. Remove existing retaining wall excavate shore and build a new retaining wall 6 feet to the outside of the wall from the house and use the new retaining wall as a support for the sundecks structure as per the attached sketch.
5. Replace and upgrade existing electrical service.

Attached are 6 sheets of info:

The pictures of the existing house,  
Survey of the property  
East elevation  
West elevation  
South elevation  
Retaining wall sketch

Please let us know what are the planning department requirements, and what additional information we need to provide, and if it is possible to have a meeting in with you person to discuss the project.

Please let us know asap. Thank you

Regards, Redacted S. 22



**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** RE: 15156 Victoria Avenue - BP application requirements  
**Date:** Friday, October 23, 2020 4:15:00 PM  
**Attachments:** [image001.jpg](#)

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Hi **Redacted S. 22**

Received your voice message but I am working from home today so couldn't call you. Leave me an email if it's urgent and will try to reply you on Monday at the earliest. Otherwise give me a call on Monday after 9.00am.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From:** **Redacted S. 22**

**Sent:** October 22, 2020 8:47 AM

**To:** Abhilasha More <AMore@whiterockcity.ca>

**Subject:** Re: 15156 Victoria Avenue - BP application requirements

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Thank you, Abhilasha for your quick response, I will work on it.

Best Regards

---

**From:** "Abhilasha More" <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>  
**To:** **Redacted S. 22**  
**Cc:** "avonhausen" <[AvonHausen@whiterockcity.ca](mailto:AvonHausen@whiterockcity.ca)>  
**Sent:** Wednesday, October 21, 2020 3:51:50 PM  
**Subject:** 15156 Victoria Avenue - BP application requirements

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Hope this helps.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

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Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From: Redacted S. 22**

**Sent:** Friday, October 16, 2020 1:55 PM

**To:** Athena von Hausen <[AvonHausen@whiterockcity.ca](mailto:AvonHausen@whiterockcity.ca)>

**Subject:** 15156 Victoria ave white Rock, **Redacted S. 22** owners of the property.

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- Survey of the property
- East elevation
- West elevation
- South elevation
- Retaining wall sketch

Please let us know what are the planning department requirements, and what additional information we need to provide, and if it is possible to have a meeting in with you person to discuss the project.

Please let us know asap. Thank you

Regards, **Redacted S. 22**

**From:** Abhilasha More  
**To:** Redacted S. 22  
**Cc:** Trevor Welsh; Jason Birkland  
**Subject:** RE: 15156 Victoria ave White Rock  
**Date:** Tuesday, November 24, 2020 10:08:00 AM  
**Attachments:** 15156 Victoria Avenue - BP application requirements.msg  
image001.jpg

---

Hi Redacted S. 22

Sorry to miss your calls. Received your voice message today. Thanks for enquiry.

I have already provided you requirements list for BP application (refer attachment). Please assess total project cost based on the proposed works. We can not determine that for applicant.  
<https://www.whiterockcity.ca/DocumentCenter/View/266/Building-Bylaw-2012-Number-1928-PDF>  
Here is the link to City of White Rock's Building Bylaw for your reference.

Retaining walls retaining earth greater than 4' and completely detached from building would require separate building permit application.  
So project value for each type of application would be separate.

Please book an appointment and make a formal application for us to review it. Refer to the link below for guidelines to apply for building permit.  
<https://www.whiterockcity.ca/170/Building>. Please contact Jason Birkland (cc'd on this email) for any question related to the BP application.

Hope this helps.

Thanks and regards,  
Abhilasha More, Intern Architect  
**Plans Examiner, City of White Rock**  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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---

**From:** Redacted S. 22  
**Sent:** November 24, 2020 9:31 AM  
**To:** Abhilasha More <AMore@whiterockcity.ca>  
**Subject:** 15156 Victoria ave White Rock

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Good Morning Abhilasa, I have some questions to ask you about the renovation that I am planning to do at the above mentioned address.

What is the dollar amount of the renovation that I can do to the building.

Would the relocation of the retaining wall be included in the renovation cost even though it is not a part of the building.

Please give me your reply asap. Thank you,

Regards, **Redacted S. 22**



**From:** [Building](#)  
**To:** **Redacted S. 22** [Building](#)  
**Subject:** RE: 15156 Victoria ave White Rock applications for a building permits  
**Date:** Tuesday, December 22, 2020 1:20:00 PM  
**Attachments:** [image001.jpg](#)

---

Hi **Redacted S. 22**

Your appointment for both BP applications is scheduled with Plans Examiner [Abhilasha More on 7 January 2021 at 1pm.](#)

Please confirm above time and provide contact details for the person coming in for application. In addition provide answers to the COVID 19 questionnaire acknowledge the protocols:

Customer was asked the following:	YES	NO
Do you have any symptoms: fever or cough		
Have you travelled outside the country		

\*Customer was informed appointment is limited to “one person” only

\*Customer was informed to bring all documents and plans

Thanks and regards,

*Abhilasha More, Intern Architect*

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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\*\*Please note: Our office will be closed from December 25<sup>th</sup> to Jan 3<sup>rd</sup>, 2021, check the City's website for more details. Happy Holidays from our team to yours!

---

**From:** **Redacted S. 22**

**Sent:** December 21, 2020 7:56 PM

**To:** Building <building@whiterockcity.ca>

**Subject:** 15156 Victoria ave White Rock applications for a building permits

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Dear planning personnel, I would like to book an appointment to make a formal applications for building permits as follows:

1. Building permit application for relocation of a retaining wall.
2. Building permit application for new sundeck.

Please advise me of your earliest available appointment time. Thank you

Regards,

**Redacted S. 22**

**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** 15156\_Victoria Avenue- BP application - 7 Jan 2020  
**Date:** Thursday, January 7, 2021 2:17:00 PM  
**Attachments:** [image001.jpg](#)

---

Hi **Redacted S. 22**

As discussed at the counter please find below additional items required to complete the building permit application.

Since the retaining wall is supporting the decks above it's connected to the building and two separate applications are not required.

1. Page 4/4 is missing from Schedule B for geotechnical discipline. Please drop off the original sealed copy along with other documents or your Professional may choose to email me digitally signed complete Schedule B (all 4 pages) using NOTARIUS wherein signatures could be verified.
2. Please provide 2X full size architectural drawings (floor plans, elevations, sections, etc to scale  $\frac{1}{4}'' = 1'$  and site plan at scale  $1/8'' = 1'$ , etc.)

Once you have gathered all the documents secure them in an envelope addressed to me and drop off in the drop box outside of City Hall's main entrance on Buena Vista Avenue.

Contact me if you have any questions or concerns.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From:** [Abhilasha More](#)  
**To:** [Jennifer](#)  
**Cc:** **Redacted S. 22**; [jprada@fvel.com](mailto:jprada@fvel.com)  
**Subject:** RE: 20-0376 - 15156 VICTORIA AVENUE  
**Date:** Friday, January 8, 2021 4:35:00 PM  
**Attachments:** [image003.jpg](#)  
[image004.png](#)  
[image005.png](#)

---

Hi,

Thanks for the attached sealed document!

Digitally signed Schedule B is accepted and no paper copy submission required.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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---

**From:** Jennifer <[Jennifer@fvel.com](mailto:Jennifer@fvel.com)>  
**Sent:** January 8, 2021 4:30 PM  
**To:** Abhilasha More <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>  
**Cc:** **Redacted S. 22**; [jprada@fvel.com](mailto:jprada@fvel.com)  
**Subject:** 20-0376 - 15156 VICTORIA AVENUE

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hello,

Attached is the digitally sealed Schedule B for the above project.

Thank you and have a great day!

**Jennifer P**

Administration

OFFICE: [604-850-0364](tel:604-850-0364), FAX: [604-557-0390](tel:604-557-0390)

[info@fvel.com](mailto:info@fvel.com)



**FRASER VALLEY ENGINEERING LTD.**

MATERIALS & ENGINEERING CONSULTING

#101-33465 MACLURE RD., ABBOTSFORD, BC V2S 0C4



*Please consider your environmental responsibility. Before printing this e-mail, think to yourself "Do I really need a hard-copy?" Save Paper, Save Trees, Save our Planet. Thank you for doing your part.*

*Due to the evolving situation regarding the current Covid-19 pandemic, FVEL is working at full capacity; however, office hours are limited and staff may be working from home. We are doing our best to ensure timely delivery of our projects. We kindly request that you call to make an appointment to pick up documents or speak with an engineer prior to coming to our office. We appreciate your consideration while we all navigate these unusual times.*



**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** RE: 20-0376 - 15156 VICTORIA AVENUE  
**Date:** Monday, January 11, 2021 11:49:00 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)

---

Hi **Redacted S. 22**

That's awesome. Will update you once those dropped off documents are delivered to me (COVID protocols takes little longer)

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

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---

**From:** **Redacted S. 22**  
**Sent:** January 10, 2021 4:14 PM  
**To:** Abhilasha More <AMore@whiterockcity.ca>  
**Subject:** Re: 20-0376 - 15156 VICTORIA AVENUE

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hi Abhilasha, Thank you for your email, I see you got Digitally signed Schedule B all ready, that is great, I also dropped off

envelop into the mail box in front of the building, with 2- sets of architectural drawings the ,site plan is on each of the drawings, and enclosed is Schedule B complete with all four pages.

Best Regards,

**Redacted S. 22**

---

**From:** "Abhilasha More" <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>  
**To:** "Jennifer" <[Jennifer@fvel.com](mailto:Jennifer@fvel.com)>  
**Cc:** **Redacted S. 22** "jprada" <[jprada@fvel.com](mailto:jprada@fvel.com)>  
**Sent:** Friday, January 8, 2021 4:35:15 PM  
**Subject:** RE: 20-0376 - 15156 VICTORIA AVENUE

Hi,

Thanks for the attached sealed document!

Digitally signed Schedule B is accepted and no paper copy submission required.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

**RESPECT** is a shared responsibility – bullying, harassment, aggressive language or any threats will not be tolerated.



---

**From:** Jennifer <[Jennifer@fvel.com](mailto:Jennifer@fvel.com)>

**Sent:** January 8, 2021 4:30 PM

**To:** Abhilasha More <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>

**Cc:** **Redacted S. 22** <[jprada@fvel.com](mailto:jprada@fvel.com)>

**Subject:** 20-0376 - 15156 VICTORIA AVENUE

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Hello,

Attached is the digitally sealed Schedule B for the above project.

Thank you and have a great day!

**Jennifer P**

Administration

OFFICE: 604-850-0364, FAX: 604-557-0390

[info@fvel.com](mailto:info@fvel.com)



**FRASER VALLEY ENGINEERING LTD.**

MATERIALS & ENGINEERING CONSULTING

#101-33465 MACLURE RD., ABBOTSFORD, BC V2S 0C4



*Please consider your environmental responsibility. Before printing this e-mail, think to yourself "Do I really need a hard-copy?" Save Paper, Save Trees, Save our Planet. Thank you for doing your part.*

*Due to the evolving situation regarding the current Covid-19 pandemic, FVEL is working at full*

*capacity; however, office hours are limited and staff may be working from home. We are doing our best to ensure timely delivery of our projects. We kindly request that you call to make an appointment to pick up documents or speak with an engineer prior to coming to our office. We appreciate your consideration while we all navigate these unusual times.*

**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021  
**Date:** Wednesday, February 3, 2021 4:30:00 PM  
**Attachments:** [F1C7DE65-0C63-449D-8283-D4C8BD52A3F1.JPG](#)  
[image001.jpg](#)  
[15156\\_Victoria-Ave-feeslip.PDF](#)  
[15156\\_Victoria-BPnotvaliduntilsignedbyboth.PDF](#)

---

Hi,

This is Abhilasha, Plans Examiner with the City of White Rock Building Department, contacting you in regards to your building permit application for 15156 Victoria Avenue (BP020758).

Your project is under review and there are some outstanding documents & design items of note which are listed as below. Further review will be conducted once items mentioned in below email are addressed.

1. Structural drawings seismic values don't match with climatic data for White Rock city from BCBC 2018. Please refer attached image. Can Structural consultant clarify on this?
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5. Please find attached BP card to be signed by Owner. Email me back scanned copy of the signed document. (Make sure to sign only at the place provided for Owner to sign in the middle of the document).

Contact me if you have any questions or concerns.

Thanks and regards,

Abhilasha More, Intern Architect

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1.2 ADDITIONAL STANDARDS (IF REQUIRED)

- C.W.C. GUIDE FOR WOOD FRAME CONSTRUCTION (2009)
- CSA A23.1-14 : CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION
- CSA A23.2-14 : TEST METHODS AND STANDARD PRACTICES FOR CONCRETE
- CSA A266.4 : GUIDELINE FOR THE USE OF ADMIXTURES IN CONCRETE
- CSA A266.5 : GUIDELINE FOR THE USE OF SUPER PLASTICIZING ADMIXTURES
- CSA B111 : WIRE NAILS, SPIKES AND STAPLES
- CSA G30.18-M92(R2007) : BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT
- CSA G30.15-M : WELD STEEL DEFORMED WIRE FABRIC FOR CONCRETE REINFORCEMENT
- ASTM A325: STANDARD SPECIFICATION FOR STRUCTURAL BOLTS, STEEL, HEAT TREATED
- ASTM A307: STANDARD SPECIFICATION FOR CARBON STEEL BOLTS AND STUDS

1.3 DESIGN LOAD

LOADS INDICATED ARE SPECIFIED LOADS:

LOAD TYPE	ROOF	FLOOR
DEAD LOAD	0.72 kPa (15.0 psf)	0.72 kPa (15.0 psf)
SNOW/LIVE	1.80 kPa (38.0 psf); SL	1.90 kPa (40.0 psf); LL

LOAD TYPE	LOAD DESCRIPTION
SNOW LOAD	$S_s(1/50) = 2.00\text{kPa}$ , $S_r(1/50) = 0.20\text{kPa}$
WIND LOAD	$q(1/50) = 0.44\text{kPa}$ , $q(1/10) = 0.34\text{kPa}$ , $I_w = 1.0$

SEISMIC LOAD*	SITE	$S_a(0.2)$	$S_a(0.5)$	$S_a(1.0)$	$S_a(2.0)$	PGA	$R_d$	$R_o$	$F_a$	$F_v$
	C	1.13	0.76	0.35	0.18	0.57	3.0	1.7	1.00	1.00

THE CONTRACTOR MUST ENSURE THAT CONSTRUCTION LOADS IMPOSED ON THE STRUCTURE DO NOT EXCEED THE SPECIFIED DESIGN LIVE LOADS NOTED ABOVE.

1.4 DESIGN SOIL BEARING PRESSURE

FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSUMED SOIL BEARING PRESSURE OF [1,500] PSF UNDER TOTAL SERVICE LOADS.

BOTT. OF ALL FOOTINGS TO BE MINIMUM [18"] BELOW FINAL FINISHED GRADE FOR FROST COVER.

- 4.6 DO NOT USE ADMIXTURES EXCEPT AS NOTED:
- \* DO NOT USE CHLORIDE-TYPE ADMIXTURES
  - \* WATER-REDUCING AGENT, TYPE WNR, IN ACCORDANCE WITH CSA
  - \* AIR-ENTRAINING AGENT AS REQUIRED FOR SPECIFIED EXPOSURE
  - \* SUPERPLASTICIZING AGENT IN ACCORDANCE WITH CSA A266.5.

4.7 ALL CONSTRUCTION JOINTS IN STRUCTURAL MEMBERS TO BE APPROVED FOR LOCATION AND DETAIL PRIOR TO CONSTRUCTION. FLEXURAL REINFORCEMENT TO BE UNINTERRUPTED THROUGH ALL CONSTRUCTION JOINTS. KEYWAYS TO BE UNINTERRUPTED THROUGH ALL CONSTRUCTION JOINTS. REMOVE ALL CONSTRUCTION DEBRIS FROM FORMS OR SLAB PRIOR TO CASTING CONCRETE. DO NOT REMOVE FORMS BEFORE CONCRETE HAS GAINED 7 DAYS.

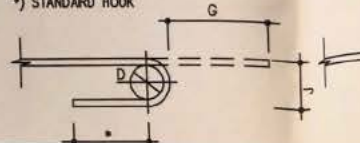
4.8 CONCRETE SHALL BE CURED IN ACCORDANCE WITH CSA A23.1-14. CONSTRUCTION SHALL BE PROTECTED FROM ALL HARMFUL EFFECTS DURING CONSTRUCTION. WEATHER PROTECTION IN ACCORDANCE WITH REQUIREMENTS OF CSA A23.1-14. PROPOSED CHANGES FROM THESE REQUIREMENTS MUST BE APPROVED BY MATERIAL CONSULTANT/TESTING AGENCY. SPECIAL CONSTRUCTION DETAILS SHALL BE APPROVED BY MATERIAL CONSULTANT/TESTING AGENCY AND BE SUBMITTED TO THE ENGINEER COMMENCING WITH THE WORK. THIS INCLUDES CONCRETE CAST AT TEMPERATURES BELOW 5 CELSIUS OR ABOVE 25 CELSIUS. WORK UNDERTAKEN WITHOUT SIGNATURE OF THE CONTRACTOR ALONE. A CONCRETE SEALER (COMPOSITE SEALER USED FOR CASTING TILT-UP PANELS) SHALL BE APPLIED TO ALL VERTICAL SURFACES ABOVE 25° CELSIUS.

4.9 IF SITE CONDITIONS DIFFER FROM THOSE SHOWN ON DRAWINGS, CONTACT THE ENGINEER PRIOR TO PLACING ANY REINFORCEMENT. PROVIDE REMEDIAL DETAILS.

4.10 REINFORCING BARS:

ALL CONCRETE REINFORCING SHALL CONFORM TO CSA G30.18. BARS NOTED OTHERWISE. 10M AND LARGER SHALL BE GRADE 400C. STIRRUPS AND TIES MAY HAVE MIN. GRADE 300C ( $F_y=300\text{MPa}$ ). WELDED SHALL BE GRADE 400W, WITH WELDING TO CONFORM TO CSA G30.18. WELDED WIRE FABRIC TO CONFORM TO CSA G30.5M AND TO

\*) STANDARD HOOK





FEE SLIP



**Folder: BP020758**  
 BUILDING PERMITS  
 RESIDENTIAL PERMIT (SFD/DUP) - SFD-ALT

Address: 15156 VICTORIA AVE

Description	Quantity	Amount	Description	Quantity	Amount
Bld Permit Fee	58,583.00	1,241.49	Bp Scan Fee	5.00	25.00
Summary	Amount	Received	Outstanding		
Fees	1,266.49	205.00	1,061.49		
<b>TOTAL</b>	<b>\$1,266.49</b>	<b>\$205.00</b>	<b>\$1,061.49</b>		

CITY OF WHITE ROCK - FEE SLIP

15322 Buena Vista Ave  
 White Rock, BC V4B 1Y6



**Folder: BP020758**  
 BUILDING PERMITS  
 RESIDENTIAL PERMIT (SFD/DUP) - SFD-ALT

Summary	Outstanding
Fees	1,061.49
<b>TOTAL</b>	<b>\$1,061.49</b>

THE CORPORATION OF THE CITY OF WHITE ROCK

# BUILDING PERMIT

DATE OF ISSUANCE:

BUILDING PERMIT No: BP020758

ROLL No:

002307.000

PROJECT ADDRESS: 15156 VICTORIA AVE

LEGAL DESCRIPTION: LT A/ BLK 1/ SEC 10/ NWD/ PL NWP13749/ TWP 1

ZONE: RS-3

**DESCRIPTION OF PROJECT:**

To construct new Retaining wall and Decks on South face of the Existing Building

OWNER:

**Redacted S. 22**

Phone: Redacted S. 22

Phone:

ADDRESS:

**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:**

BP SCAN FEE

BLD PERMIT FEE

**Project Value:**

5.00

58,583.00

**Total:**

58,583.00

25.00

1,241.49

**\$1,266.49**

**CONDITIONS:**

ALL CONSTRUCTION TO CONFORM TO THE B. C. BUILDING CODE 2018.
FIELD REVIEWS ARE REQUIRED
GEO-TECHNICAL SCHEDULE B ON FILE FROM JAIRO PRADA, P. ENG. (FRASER VALLEY ENGINEERING LTD.) 604-850-0364
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
EXISTING NON-CONFORMING BUILDING. THIS PERMIT PERTAINS TO CONSTRUCTION OF RETAINING WALL AND DECKS ON SOUTH SIDE OF THE EXISTING BUILDING ONLY.
CONTRACTOR/BUILDER TO HAVE VALID CITY OF WHITE ROCK'S BUSINESS LICENSE.
STRUCTURAL SCHEDULE B ON FILE FROM H. M. KWON, P. ENG. (FRASER VALLEY ENGINEERING LTD.) 604-850-0364

OCCUPANY / FINAL GRANTED: .....

Date: .....

**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** FW: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021  
**Date:** Friday, February 5, 2021 11:15:00 AM  
**Attachments:** [image001.jpg](#)  
[15156\\_Victoria-BPnotvaliduntilsignedbyboth.PDF](#)

---

Hi **Redacted S. 22**

As per your request please find attached BP card for Owner's signatures. Please email back scanned copy of the signed document as discussed.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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---

**From:** Abhilasha More  
**Sent:** February 3, 2021 4:31 PM  
**To:** **Redacted S. 22**  
**Subject:** 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

Hi,

This is Abhilasha, Plans Examiner with the City of White Rock Building Department, contacting you in regards to your building permit application for 15156 Victoria Avenue (BP020758).

Your project is under review and there are some outstanding documents & design items of note which are listed as below. Further review will be conducted once items mentioned in below email are addressed.

1. Structural drawings seismic values don't match with climatic data for White Rock city from BCBC 2018. Please refer attached image. Can Structural consultant clarify on this?
2. The new shear wall addition from structural drawings is under review and comments if any will be shared once direction received from Management.
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Contact me if you have any questions or concerns.

Thanks and regards,

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**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** RE: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021  
**Date:** Friday, February 5, 2021 2:47:00 PM  
**Attachments:** [image001.jpg](#)

---

Hi **Redacted S. 22**

Thanks for the attached signed document and your quick response.  
I haven't received the direction from Planning Department yet.

Thanks for your patience!  
Have a great weekend!

Thanks and regards,  
Abhilasha More, Intern Architect  
**Plans Examiner, City of White Rock**  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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---

**From:** **Redacted S. 22**  
**Sent:** February 5, 2021 2:46 PM  
**To:** Abhilasha More <AMore@whiterockcity.ca>  
**Subject:** Re: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hi Abilasha

Thank you for sending me BP card again, please find attached signed BP card as requested.

Best Regards,  
**Redacted S. 22**

---

**From:** "Abhilasha More" <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>  
**To:** **Redacted S. 22**  
**Sent:** Friday, February 5, 2021 11:15:18 AM  
**Subject:** FW: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

Hi **Redacted S. 22**



As per your request please find attached BP card for Owner's signatures. Please email back scanned copy of the signed document as discussed.

Thanks and regards,

Abhilasha More, Intern Architect

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**To:** Redacted S. 22

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**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** RE: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021  
**Date:** Wednesday, February 10, 2021 10:27:00 AM  
**Attachments:** [image001.jpg](#)

---

Hi **Redacted S. 22**

Thanks for the information!  
Once quarantined front desk will process the payment.

As per our telephonic conversation yesterday am setting up appointment for BP pick up at 1.30pm on Tuesday 16 Feb 2021 (as 15<sup>th</sup> is Stat holiday)

Please confirm the scheduled time and date.

Thanks and regards,  
Abhilasha More, Intern Architect  
**Plans Examiner, City of White Rock**  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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---

**From:** **Redacted S. 22**  
**Sent:** February 8, 2021 7:46 AM  
**To:** Abhilasha More <AMore@whiterockcity.ca>  
**Subject:** Re: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

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Good Morning Abhilasha

Just to let you know I dropped off an envelope addressed to you in the drop box . c/w a check in the amount of \$ 1,061.49 and a fee-slip Thank you.

Best Regards,  
**Redacted S. 22**

---

**From:** "Abhilasha More" <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>  
**To:** **Redacted S. 22**  
**Sent:** Friday, February 5, 2021 2:47:50 PM  
**Subject:** RE: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

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Thanks for your patience!  
Have a great weekend!

Thanks and regards,  
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**To:** Abhilasha More <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>

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**To:** **Redacted S. 22**

**Sent:** Friday, February 5, 2021 11:15:18 AM

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**From:** [Abhilasha More](#)  
**To:** Redacted S. 22  
**Subject:** RE: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021  
**Date:** Wednesday, February 10, 2021 2:46:00 PM  
**Attachments:** [image001.jpg](#)

---

Thanks for the confirmation Redacted S. 22

See you on Tuesday then!

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

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---

**From:** Redacted S. 22  
**Sent:** February 10, 2021 1:27 PM  
**To:** Abhilasha More <AMore@whiterockcity.ca>  
**Subject:** Re: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

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Hi Abhilasha

Thank you very much, for being so fast and efficient. I will be there on Tuesday Feb.16 /2021 at 1:30 to pick up the Building Permit.  
Have a nice day Abhilasha,

Best Regards

Redacted S. 22

---

**From:** "Abhilasha More" <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>  
**To:** Redacted S. 22  
**Sent:** Wednesday, February 10, 2021 10:27:31 AM  
**Subject:** RE: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

Hi Redacted S. 22

Thanks for the information!  
Once quarantined front desk will process the payment.



As per our telephonic conversation yesterday am setting up appointment for BP pick up at 1.30pm on Tuesday 16 Feb 2021 (as 15<sup>th</sup> is Stat holiday)

Please confirm the scheduled time and date.

Thanks and regards,

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Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**Sent:** February 8, 2021 7:46 AM

**To:** Abhilasha More <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>

**Subject:** Re: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

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Good Morning Abhilasha

Just to let you know I dropped off an envelope addressed to you in the drop box . c/w a check in the amount of \$ 1,061.49 and a fee-slip Thank you.

Best Regards,

**Redacted S. 22**

---

**From:** "Abhilasha More" <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>

**To:** Redacted S. 22

**Sent:** Friday, February 5, 2021 2:47:50 PM

**Subject:** RE: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

Hi **Redacted S. 22**

Thanks for the attached signed document and your quick response.  
I haven't received the direction from Planning Department yet.

Thanks for your patience!  
Have a great weekend!

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From:** Redacted S. 22

**Sent:** February 5, 2021 2:46 PM

**To:** Abhilasha More <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>

**Subject:** Re: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hi Abilasha

Thank you for sending me BP card again, please find attached signed BP card as requested.

Best Regards,

**Redacted S. 22**

---

**From:** "Abhilasha More" <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>

**To:** Redacted S. 22

**Sent:** Friday, February 5, 2021 11:15:18 AM

**Subject:** FW: 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

Hi **Redacted S. 22**

As per your request please find attached BP card for Owner's signatures. Please email back scanned copy of the signed document as discussed.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From:** Abhilasha More  
**Sent:** February 3, 2021 4:31 PM  
**To:** Redacted S. 22  
**Subject:** 15156\_Victoria Avenue - plan review#1 - 3 Feb 2021

Hi,

This is Abhilasha, Plans Examiner with the City of White Rock Building Department, contacting you in regards to your building permit application for 15156 Victoria Avenue (BP020758).

Your project is under review and there are some outstanding documents & design items of note which are listed as below. Further review will be conducted once items mentioned in below email are addressed.

1. Structural drawings seismic values don't match with climatic data for White Rock city from BCBC 2018. Please refer attached image. Can Structural consultant clarify on this?
2. The new shear wall addition from structural drawings is under review and comments if any will be shared once direction received from Management.
3. Please be advised that the structural signed and sealed glass guards details, Schedule B, Schedule 2 (Form B) and copy of liability insurance will be required at the time of inspections if glass guards are proposed for new decks.
4. Please find attached balance amount to be paid for BP. Drop off cheque for the outstanding amount in the drop box properly secured in an envelope addressed to me (also add Property address and attached fee-slip for front desk to process the payment).
5. Please find attached BP card to be signed by Owner. Email me back scanned copy of the signed document. (Make sure to sign only at the place provided for Owner to sign in the middle of the document).

Contact me if you have any questions or concerns.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** RE: 15156 Victoria ave White Rock  
**Date:** Monday, February 22, 2021 4:33:00 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

---

Hi **Redacted S. 22**

Please find response to your questions in "RED" below.

In short you don't need BP and planning Department accepts repair works except for any structural alteration or addition. If you plan anything related to structural please provide details of your proposal to review further.  
Secondly, how long building will be vacant for repairs as you may lose non conforming rights if the period is longer than 6 months.

Let me know if you have any questions or concerns.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

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**From:** **Redacted S. 22**

**Sent:** February 16, 2021 8:45 PM

**To:** Abhilasha More <AMore@whiterockcity.ca>

**Subject:** 15156 Victoria ave White Rock

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Hi Abhilasha, Thank you for meeting me today. re: BP No:: BP020758 and, as per our discussion at the meeting I am forwarding this email in regards to my questions.:

1. How long is the permit good for, as I must give the tenants 4 Months notice to end the tenancy. **Please find excerpts from Building Bylaw regarding issued BP.**

cid:image001.png@01D70936.D7402C30

2. Which inspections I must call for under this permit. **Footing/Foundation forms, framing and Final inspection.**

As I will be working on the retaining wall and the Sundecks addition, I thought that it might be a good idea to do the other things too, at the same time, while the tenants are out of the building like items 3,4 & 5 below, providing that I get the Planning Departments permission.

**Planning Department's comments: If there is no structural alteration or addition proposed the repairs themselves are fine. If the use is legal nonconforming and that use stops for a period of 6 months or longer the legal non conforming use rights could lapse. The owner needs to confirm how long the building would be left vacant to accommodate the repairs?**

3. Can I replace the old windows on the other three sides of the house which are as old as the building, and they are falling apart, also do I need to take out the permit for that work.

**There are no planning constraints to replacing the windows. This is considered repair to a legal non-conforming structure, permitted by Section 529 of the Local Government Act. If only replacing windows BP application not required.**

4. I would also like to replace some of the old galvanized piping and replace the existing plumbing fixtures, can I get a plumbing permit and where do I apply for it.

**There are no planning constraints to replacing the plumbing fixtures. This is considered repair to a legal non-conforming structure, permitted by Section 529 of the Local Government Act. If only repairing/replacing fixtures then no Plumbing Permit required. But since replacing pipes Plumbing permit is required to be applied by Plumbing Contractor. Refer link <https://www.whiterockcity.ca/DocumentCenter/View/4698/Plumbing-Permit-Application-Form?bidId=>**

5. .Electrical service must also be upgraded and some of the electrical wiring in the suites. This also requires an electrical permit and will the Planning Department allow me to do this.

**There are no planning constraints to replacing the electrical wiring. This is considered repair to a legal non-conforming structure, permitted by Section 529 of the Local Government Act.**

Please let me know as soon as you can. Thank you.

Best Regards,

**Redacted S. 22**

**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** RE: 15156 Victoria ave White Rock Building Permit  
**Date:** Tuesday, March 2, 2021 11:34:00 AM  
**Attachments:** [image001.jpg](#)

---

Hi **Redacted S. 22**

Thanks for the clarification!

The 6 month period for stopping non conforming period starts when tenants vacate the building for proposed works. So timeline before that will not be counted towards the same. But with that being said you will need to demonstrate the progress for completion of proposed works and intention to continue non conforming use to Planning Department at intervals.

Secondly, if BP is expired you will need to contact us for extension. Will guide you extension process accordingly. But issued BP is only valid for maximum 2 years period and after that it cannot be extended and you will have to apply again for BP.

Hope this helps.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From:** **Redacted S. 22**

**Sent:** March 1, 2021 1:17 PM

**To:** Abhilasha More <AMore@whiterockcity.ca>

**Subject:** 15156 Victoria ave White Rock Building Permit

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hi Abhilasha

Thank you for the email of February 22 / 2021 and your thorough explanation of the planning department comments.

The commencement of work within 6 months time will not be possible we need to extend it to December 1 / 2021 and here are the reasons:

- a) I served the 4-months Notice on Feb. 25 / 2021 which is effective as of March 1-st 2021 and lasts until July 31 2021 as per Residential Tenancy Branch of B.C. that is 4-months.
- b) The Tenants have the right to dispute the notice within 30 days and, there is no doubt that some of them will apply for a dispute so that is another loss of -----1-month
- c) After the 30 day waiting period we can apply for an Order of Possession ,once I have made my application we can currently count on 10 to 12 weeks to get an Arbitration schedule with Residential Tenancy Branch and that is another 4- months due to the backlogs -----4-month

So that is all together 9 months

So as you can see how much time we must waste to be able to start the work therefore, We need the extend the commencement of work to within 9 months instead of 6 months.  
to build and attach the sundecks to the existing building with shear walls and seismic hold downs and also the inside work.

But I will start on the relocation on the retaining wall as soon as the opportunity presents it self.to have it ready for the framing of the sundecks.

Next thing is: If the use is legal nonconforming and the use stops for a period of 6 months or longer that we would lose legal non conforming rights of use.

---

Abhilasha I can tell you that we can't afford to lose the legal non conforming rights of use for this property as this is our main stream of income and we depend on this income it would certainly put us in financial stress and hardship.

I will not leave the building vacant or unattended during the sundeck addition and renovation, I will stay in the building my self .

I also called some of the trades to see how busy they are, and the indication is that they are swamped with the work and when I explicitly describe the job the interest fades away and Covid - 19 doesn't help any. So in lite of all this I estimate approximately to complete the project within 12 months from the possession date of the suites witch I expect to be around December 1st 2021 and completion date of the project by December 1st/ 2022 .

Please give your reply on these changes as soon as you can so that I can start organizing the trades and materials for the project. Thank you,

Best Regards,

**Redacted S. 22**



**From:** [Abhilasha More](#)  
**To:** **Redacted S. 22**  
**Subject:** RE: 15156 Victoria AVE White Rock BP# 020758  
**Date:** Tuesday, April 6, 2021 9:28:00 AM  
**Attachments:** [image001.jpg](#)

---

Hi **Redacted S. 22**

Thanks for the project progress update.

Let us review dropped off drawings and what is proposed. Since it needs to be approved by Planning Department will let you know the status of the same.  
As far as retaining wall relocation is concerned you already have issued permit. The question is about the additional works being proposed.

Thanks and regards,  
Abhilasha More, Intern Architect  
**Plans Examiner, City of White Rock**  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From:** **Redacted S. 22**  
**Sent:** April 5, 2021 8:11 PM  
**To:** Abhilasha More <AMore@whiterockcity.ca>  
**Subject:** 15156 Victoria AVE White Rock BP# 020758

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hi Abhilasha,

I want to bring you up to date on the progress of the project, and on some of the additional repairs that I need to do.

As you know I served the 4-months notice to the tenants on February 25 /21 I gave them an incentive to pay them two Months rent if they can move out by the end of April 30/21

One tenant has moved out on the 31st of March  
Four tenants have applied for a dispute which will be held on July 5, 8, and 9 / 21.  
The 6th tenant seems to have accepted the 4- Months notice to move out on June 30/21 so this is where I stand with the tenants

I have retained an Electrical Engineer to design the Main Electrical service and inside wiring. The new

Electrical service will have to be located on the main floor as indicated on the drawings page -01 site plan and page - 02 floor plan marked in red the reason for moving it there is to comply with Hydro metering standards and the Elec. Code. for easy access and safety.

I am going to need to do repairs on the porch and the upper deck facing Victoria ave ( North side) of the house and to extend it as I have marked it on the drawings in red and clouded on page - 01 East elevation, page -02 floor plan and page -03 West elevation. I will drop off the drawings in the mail box at the Municipal Hall and will have this email attached to them .for your review. Please let me know what additional information I need to provide for you and if this can be added to the existing building Permit.

I am hoping to start the relocation of the retaining wall with H-piles asap probably in May. I hope to here from you soon. Thank you,

Best Regards,

**Redacted S. 22**

**From:** [Carl Isaak](#)  
**To:** [Anthony Manning](#); [Mayor and Council](#)  
**Cc:** [Guillermo Ferrero](#); [Chris Magnus](#)  
**Subject:** RE: RenoEviction in Whiterock 15156 Victoria ave  
**Date:** Monday, April 12, 2021 11:07:00 AM  
**Attachments:** [RE Email to Mayor and Council RenoEviction in Whiterock 15156 Victoria Avenue.msg](#)  
[image001.jpg](#)

---

Good morning Councillor Manning, Mayor and Council,

Thank you for sharing the email from the resident, and I have responded directly to him (as attached). It may be that the arbitrator decides to invalidate the current notice if the proper permits were not in place at the time of the first notice, but the landlord would be able to re-serve the notice and ultimately if the landlord is able to demonstrate that vacant possession is required for the work (in addition to City-issued building and plumbing permits, they have stated will also be doing electrical work under a permit from Technical Safety BC), they would likely be able to proceed with requiring the vacancy.

I have reached out to the builder who stated they have looked at options to keep the tenants in the building, but due to the extensive nature of the work and safety related to electrical work, that this is not possible. They also noted that their insurer is not willing to provide course of construction insurance unless the units are vacant.

The Residential Tenancy Branch has confirmed that they do not currently review individual applications, but that recent changes to the *Residential Tenancy Act* are coming in July 1st which will require landlords to apply to the Branch before issuing a notice to end tenancy for renovation. The Branch will review the application and determine whether it meets their criteria. They are working on additional materials and information which will be available on their website by July 1<sup>st</sup>, but for further information there is a news release at the following link:

<https://news.gov.bc.ca/releases/2021AG0026-000360>.

Sincerely,

**CARL ISAAK, RPP, MCIP**

**Director, Planning and Development Services, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2293 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



---

**From:** Anthony Manning <AManning@whiterockcity.ca>

**Sent:** April 12, 2021 5:48 AM

**To:** Carl Isaak <CIsaak@whiterockcity.ca>

**Cc:** Guillermo Ferrero <GFerrero@whiterockcity.ca>

**Subject:** Fw: RenoEviction in Whiterock 15156 Victoria ave

Hello, Carl. Please see the email below, particularly the area I highlighted.

Our Tenant Relocation Policy doesn't apply to "renovictions," unfortunately. But if the work being done was misrepresented to us, is there anything we can do?

---

**From:** Redacted S. 22

**Sent:** April 11, 2021 18:44

**To:** Darryl Walker <[DWalker@whiterockcity.ca](mailto:DWalker@whiterockcity.ca)>; David Chesney <[DChesney@whiterockcity.ca](mailto:DChesney@whiterockcity.ca)>; Helen Fathers <[HFathers@whiterockcity.ca](mailto:HFathers@whiterockcity.ca)>; Erika Johanson <[EJohanson@whiterockcity.ca](mailto:EJohanson@whiterockcity.ca)>; Scott Kristjanson <[SKristjanson@whiterockcity.ca](mailto:SKristjanson@whiterockcity.ca)>; Anthony Manning <[AManning@whiterockcity.ca](mailto:AManning@whiterockcity.ca)>; Christopher Trevelyan <[CTrevelyan@whiterockcity.ca](mailto:CTrevelyan@whiterockcity.ca)>; [AG.minister@gov.bc.ca](mailto:AG.minister@gov.bc.ca) <[AG.minister@gov.bc.ca](mailto:AG.minister@gov.bc.ca)>; [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca) <[david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)>; [editorial@peacearchnews.com](mailto:editorial@peacearchnews.com) <[editorial@peacearchnews.com](mailto:editorial@peacearchnews.com)>; [brenda.anderson@peacearchnews.com](mailto:brenda.anderson@peacearchnews.com) <[brenda.anderson@peacearchnews.com](mailto:brenda.anderson@peacearchnews.com)>; [trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca) <[trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca)>; Redacted S. 22

**Redacted S. 22**

**Subject:** RenoEviction in Whiterock 15156 Victoria ave

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To whom it may concern,

I am a senior living in a legal six Plex with 4 other seniors. I also have custody of my 9 yr old granddaughter since the death of her mother (my daughter) in November 2020. We have been long term tenants. We are all facing a crisis as rental units that we can afford seem to be nonexistent. We have received an Eviction notice and have until June 30th to vacate. I am particularly upset as the landlord's agent suggested I go live on the reservation. Totally inappropriate. We are currently scheduled for arbitration in an attempt to remain in the building, get more time, or fair compensation. We have some concerns regarding what the landlord is planning to do and whether we really do have to leave our homes. We have recently been made aware that the landlord needed to have all permits before he could give us our notice. He did not have his plumbing permit at that time. We feel we are losing our affordable housing. There are six seniors in this building and because we have all been here for a long time the rent is extremely reasonable. All of us have been searching for new accommodations but the rents are double what we are presently paying. Any co-op housing has extremely long waiting lists. As I said we have concerns about what the landlord's intentions are. Do we really have to vacate our home while work is being done. **The landlord has permits but when we talked to city hall they were unaware that it was a renoviction when they issued the permit. They suggested we get a lawyer and a contractor.** However we are all on fixed incomes and cannot afford to do that. It is fairly clear to us that the landlord wants to get more rent. All of this is greatly complicated due to the Covid crisis Pandemic . If you can offer and suggestions or guidance it would be greatly appreciated.

Thank you,. We need help as this is a Renoeviction

**Redacted S. 22**

15156-Victoria ave Units #1 #2 # 3 #4 #6  
Whiterock

Contact# **Redacted S. 22**  
**Redacted S. 22**

Landlord **Redacted S. 22**

**From:** [Carl Isaak](#)  
**To:** [Erika Johanson](#); [Mayor and Council](#)  
**Cc:** [Guillermo Ferrero](#)  
**Subject:** RE: RenoEviction in Whiterock 15156 Victoria ave  
**Date:** Monday, April 19, 2021 10:46:00 AM  
**Attachments:** [image001.jpg](#)  
[RE RenoEviction in Whiterock 15156 Victoria ave.msg](#)

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Good morning Councillor Johanson,

Per my email on last Monday, it is up to the arbitrator from the Residential Tenancy Branch to determine if vacant possession of the units is required to do the work proposed. There are issued building and plumbing permits for this work, for a new shear (seismic support) wall, sun decks and new plumbing fixtures within the suites. The electrical work proposed would require a separate permit that is obtained not through the City but through Technical Safety BC.

I have reached out to the landlord who stated they have looked at options to keep the tenants in the building, but due to the extensive nature of the work and safety related to electrical work, that this is not possible (their statement – this is up to the arbitrator to decide). The landlord also noted that their insurer is not willing to provide course of construction insurance unless the units are vacant.

Sincerely,

**CARL ISAAK, RPP, MCIP**

**Director, Planning and Development Services, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2293 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



---

**From:** Erika Johanson <EJohanson@whiterockcity.ca>  
**Sent:** April 17, 2021 8:20 AM  
**To:** Carl Isaak <CIsaak@whiterockcity.ca>  
**Subject:** Re: RenoEviction in Whiterock 15156 Victoria ave

Hi, Carl!

Is there anything that can be done to help these tenants? Is there a building permit? What is it for? Do they have to vacate the property in order for the work to be done?

TIA,

**Councillor Erika Johanson**

City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6 Canada

(778) 867-9317

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



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---

**From:** Redacted S. 22

**Sent:** April 16, 2021 4:21 PM

**To:** Darryl Walker <[DWalker@whiterockcity.ca](mailto:DWalker@whiterockcity.ca)>; David Chesney <[DChesney@whiterockcity.ca](mailto:DChesney@whiterockcity.ca)>; Helen Fathers <[HFathers@whiterockcity.ca](mailto:HFathers@whiterockcity.ca)>; Erika Johanson <[EJohanson@whiterockcity.ca](mailto:EJohanson@whiterockcity.ca)>; Scott Kristjanson <[SKristjanson@whiterockcity.ca](mailto:SKristjanson@whiterockcity.ca)>; Anthony Manning <[AManning@whiterockcity.ca](mailto:AManning@whiterockcity.ca)>; Christopher Trevelyan <[CTrevelyan@whiterockcity.ca](mailto:CTrevelyan@whiterockcity.ca)>; Minister, AG AG:EX <[AG.Minister@gov.bc.ca](mailto:AG.Minister@gov.bc.ca)>; [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca) <[david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)>; [trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca) <[trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca)>

**Subject:** Fw: RenoEviction in Whiterock 15156 Victoria ave

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<https://www.peacearchnews.com/news/white-rock-tenants-landlord-to-go-to-rtb-hearing-over-renoviction/>

[dwalker@whiterockcity.ca](mailto:dwalker@whiterockcity.ca) <[dwalker@whiterockcity.ca](mailto:dwalker@whiterockcity.ca)>; [dchesney@whiterockcity.ca](mailto:dchesney@whiterockcity.ca) <[dchesney@whiterockcity.ca](mailto:dchesney@whiterockcity.ca)>; [hfathers@whiterockcity.ca](mailto:hfathers@whiterockcity.ca) <[hfathers@whiterockcity.ca](mailto:hfathers@whiterockcity.ca)>; [ejohanson@whiterockcity.ca](mailto:ejohanson@whiterockcity.ca) <[ejohanson@whiterockcity.ca](mailto:ejohanson@whiterockcity.ca)>; [skristjanson@whiterockcity.ca](mailto:skristjanson@whiterockcity.ca) <[skristjanson@whiterockcity.ca](mailto:skristjanson@whiterockcity.ca)>; [amanning@whiterockcity.ca](mailto:amanning@whiterockcity.ca) <[amanning@whiterockcity.ca](mailto:amanning@whiterockcity.ca)>; [ctrevelyan@whiterockcity.ca](mailto:ctrevelyan@whiterockcity.ca) <[ctrevelyan@whiterockcity.ca](mailto:ctrevelyan@whiterockcity.ca)>; [AG.minister@gov.bc.ca](mailto:AG.minister@gov.bc.ca) <[AG.minister@gov.bc.ca](mailto:AG.minister@gov.bc.ca)>; [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca) <[david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)>; [editorial@peacearchnews.com](mailto:editorial@peacearchnews.com) <[editorial@peacearchnews.com](mailto:editorial@peacearchnews.com)>; [brenda.anderson@peacearchnews.com](mailto:brenda.anderson@peacearchnews.com) <[brenda.anderson@peacearchnews.com](mailto:brenda.anderson@peacearchnews.com)>; [trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca) <[trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca)>; Redacted S. 22

**Redacted S. 22**

**Subject:** RenoEviction in Whiterock 15156 Victoria ave

To whom it may concern,

I am a senior living in a legal six Plex with 4 other seniors. I also have custody of my 9 yr old granddaughter since the death of her mother (my daughter) in November 2020. We have been long term tenants. We are all facing a crisis as rental units that we can afford seem to be nonexistent. We have received an Eviction notice and have

until June 30th to vacate. I am particularly upset as the landlord's agent suggested I go live on the reservation. Totally inappropriate. We are currently scheduled for arbitration in an attempt to remain in the building, get more time, or fair compensation. We have some concerns regarding what the landlord is planning to do and whether we really do have to leave our homes. We have recently been made aware that the landlord needed to have all permits before he could give us our notice. He did not have his plumbing permit at that time. We feel we are losing our affordable housing. There are six seniors in this building and because we have all been here for a long time the rent is extremely reasonable. All of us have been searching for new accommodations but the rents are double what we are presently paying. Any co-op housing has extremely long waiting lists. As I said we have concerns about what the landlord's intentions are. Do we really have to vacate our home while work is being done. The landlord has permits but when we talked to city hall they were unaware that it was a renovation when they issued the permit. They suggested we get a lawyer and a contractor. However we are all on fixed incomes and cannot afford to do that. It is fairly clear to us that the landlord wants to get more rent. All of this is greatly complicated due to the Covid crisis Pandemic . If you can offer and suggestions or guidance it would be greatly appreciated.

Thank you,. We need help as this is a Renoeviction

**Redacted S. 22**

15156-Victoria ave Units #1 #2 # 3 #4 #6

Whiterock

Contact# **Redacted S. 22**

**Redacted S. 22**

Landlord **Redacted S. 22**



**From:** [Abhilasha More](#)  
**To:** [Carlo Ambito](#)  
**Cc:** **Redacted S. 22** [Gary Jatana](#); [Martin Pocdolacion](#)  
**Subject:** RE: 15156 Victoria Avenue Whiterock  
**Date:** Wednesday, April 21, 2021 3:09:00 PM  
**Attachments:** [image002.jpg](#)  
[image003.jpg](#)

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Hi Carlo,

Thanks for your email!

Short answer to your query is: this building would not require fire alarm system.

But looking at the attached proposal it seems that whole building is getting renovated for electrical upgrades and work is being performed in shared walls and ceiling between dwelling units. Is it right? Can you provide details and scope of the work for this electrical upgrade?

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From:** Carlo Ambito <carlo.ambito@cadaconsultants.com>

**Sent:** April 20, 2021 1:13 PM

**To:** Abhilasha More <AMore@whiterockcity.ca>

**Cc:** **Redacted S. 22** Gary Jatana <gary.jatana@cadaconsultants.com>;  
Martin Pocdolacion <martin.pocdolacion@cadaconsultants.com>

**Subject:** 15156 Victoria Avenue Whiterock

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Hello Abhilasha,

We are the electrical consultants for this project. Would like to inquire if this building will be requiring a fire alarm system.

Note that it is currently non-sprinklered, and we have designed to provide 120V fire alarms connected to exterior strobes per suite.

Kindly advise as we are preparing to sign and seal our electrical package for submission. I have attached our current drawings for your reference.

Thank you.

**Image removed by sender.**



**Carlo V. Ambito**, AScT, LEED AP, TECA  
Principal

Unit 201-1940 Oxford Connector  
Port Coquitlam, B.C. V3C 0A4  
Cell: 778-668-7564  
Office: 604-210-0021 Fax: 604-210-0017  
email: [carlo.ambito@cadaconsultants.com](mailto:carlo.ambito@cadaconsultants.com)

**RE: 15156 Victoria Ave**

Carl Isaak <CIsaak@whiterockcity.ca>

Wed 2021-04-21 6:26 PM

To: Garry Wolgemuth <acusun@telus.net>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; White Rock Council <whiterockcouncil@whiterockcity.ca>; Greg Newman <GNewman@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>

Hello Mr. Wolgemuth,

Our records indicate that the multiple apartment suites in this building are legally non-conforming to the Zoning Bylaw (they were constructed at a time when such use was permitted), even though they would not be permitted under the current zoning bylaw. They also have a valid business licence to operate a multi-unit rental building. The owner of a legally non-conforming building is entitled to apply for renovation permits provided that it does not expand the legally non-conforming use.

Sincerely,

**CARL ISAAK, RPP, MCIP**

**Director, Planning and Development Services, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2293 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



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**From:** Garry Wolgemuth <acusun@telus.net>

**Sent:** April 17, 2021 11:01 AM

**To:** Carl Isaak <CIsaak@whiterockcity.ca>

**Cc:** Guillermo Ferrero <GFerrero@whiterockcity.ca>; White Rock Council <whiterockcouncil@whiterockcity.ca>; Greg Newman <GNewman@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>

**Subject:** 15156 Victoria Ave

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Mr. Isaak

The City can not seriously continue letting this owner operate his illegal apartment complex in the RS-3 zoning? Rather than ask what bylaws he has followed ,ask what bylaws has he not followed? Pretty well all of them.

This a flagrant abuse of ownership.

Under what zoning bylaw can he possibly be allowed to continue?

I looked under Section 5 of Bylaw 2000 and was shocked to find the utter disregard for any of it that this and previous owners have displayed.

It should be shut down immediately.

The transgressions are just too numerous to list here.

<https://www.peacearchnews.com/news/white-rock-tenants-landlord-to-go-to-rtb-hearing-over-renoviction/>

Is the electrical work he wants to do include putting in individual cooking stations?

Obviously there is no onsite parking for the 6 illegal boarders/tenants?

This probably the most flagrant abuse of City Bylaws I have come across yet.

With this knowledge is the City going to be complicit in allowing this illegal house apartment complex to continue to operate.

I am very surprised the City issued any permits for this structure . It would be even more egregious if the City did not cancel the building permits for this structure and were to allow this illegal activity to continue.

This is why many have been pushing for brand new Affordable Housing ,in anticipation of this housing crisis to continue unabated.

This council has only managed to create an Affordable Housing Reserve recently, after 28 months in office. To add to the problem they have refused to put any money into that reserve.

This owner himself,has avoided thousands and thousands of dollars in fees and taxes as have the previous owners.

From the article it doesn't seem that the City has realized the seriousness of the bylaw contraventions and lack of enforcement of those same bylaws.

Regards

Garry Wolgemuth

**From:** [Carl Isaak](#)  
**To:** **Redacted S. 22**  
**Cc:** [Greg Newman](#); [Abhilasha More](#)  
**Subject:** RE: 15156 Victoria ave White Rock  
**Date:** Friday, April 23, 2021 11:42:00 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
**Importance:** High

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Dear **Redacted S. 22**

Further to the earlier correspondence regarding the proposed works at 15156 Victoria Avenue, the City has since identified a number of issues that will need to be resolved before the building alterations and additions can be permitted to proceed. These issues include:

1. The property is recognized as supporting a legal non-conforming use (i.e., six residential dwelling units within the RS-3 Zone). Per Section 531(1) of the *Local Government Act* (LGA), “a structural alteration or addition must not be made in or to a building or other structure while a non-conforming use is continued in all or any part of it”. Upon further review of the drawings, the proposed alterations to the southern façade of the building, including the proposed addition of shearwalls and decking, represent both a structural alteration and an addition to the building.

This makes the work identified in the permit (BP020758) non-compliant with an applicable enactment of the LGA, and therefore also in contravention of the Building Bylaw section 17.1, which requires that: “Every owner shall ensure that all construction complies with the Building Code, this Bylaw and all other applicable enactments, and must not omit to do any work required by the Building Code, this Bylaw, or any other applicable enactment.”

Section 531(2) of the LGA provides that such structural alterations or additions may be permitted by “an enactment or” by way of permission granted “by a board of variance under section 542 (1)” of the Act. In order to enable the work to proceed approval must be received from the Board of Variance (BOV). The next meeting of the BOV is June 23. The deadline for submissions to be heard on this date is May 14. Please contact Greg Newman, Manager of Planning, for additional details regarding this issue and for information pertaining to the BOV application process ([gnewman@whiterockcity.ca](mailto:gnewman@whiterockcity.ca) | 604-541-2142). Note the BOV can only grant variances or exemptions to relieve hardship. You will need to demonstrate to the Board why the alterations are needed to address a hardship.

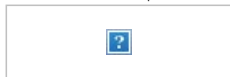
Alternately, you may consider revising the scope of the work proposed as a revision to the building permit so that it no longer constitutes a structural alteration or addition in or to the building.

2. Pursuant to Sections 60 (h)(i) and 60 (h)(viii) of the *Architects Act* (the “Act”). A registered architect or architectural firm is required for an apartment or residential building containing 5 or more dwelling units, which includes any alteration or repair to an existing building placing it within any of subparagraphs (i) to (vii). The Act can be viewed in its entirety at [http://www.bclaws.ca/civix/document/id/lc/statreg/96017\\_01](http://www.bclaws.ca/civix/document/id/lc/statreg/96017_01).

All permits issued to date will be suspended until such time as these matters have been resolved.

Regards,

**CARL ISAAK, RPP, MCIP**  
**Director, Planning and Development Services, City of White Rock**  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604.541.2293 | Fax: 604.541 2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



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**From:** Abhilasha More  
**Sent:** February 22, 2021 4:33 PM  
**To:** **Redacted S. 22**  
**Subject:** RE: 15156 Victoria ave White Rock

Hi **Redacted S. 22**

Please find response to your questions in "RED" below.

In short you don't need BP and planning Department accepts repair works except for any structural alteration or addition. If you plan anything related to structural please provide details of your proposal to review further.  
Secondly, how long building will be vacant for repairs as you may loose non conforming rights if the period is longer than 6 months.

Let me know if you have any questions or concerns.

Thanks and regards,

Abhilasha More, Intern Architect

**Plans Examiner, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2152 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

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**From:** Redacted S. 22

**Sent:** February 16, 2021 8:45 PM

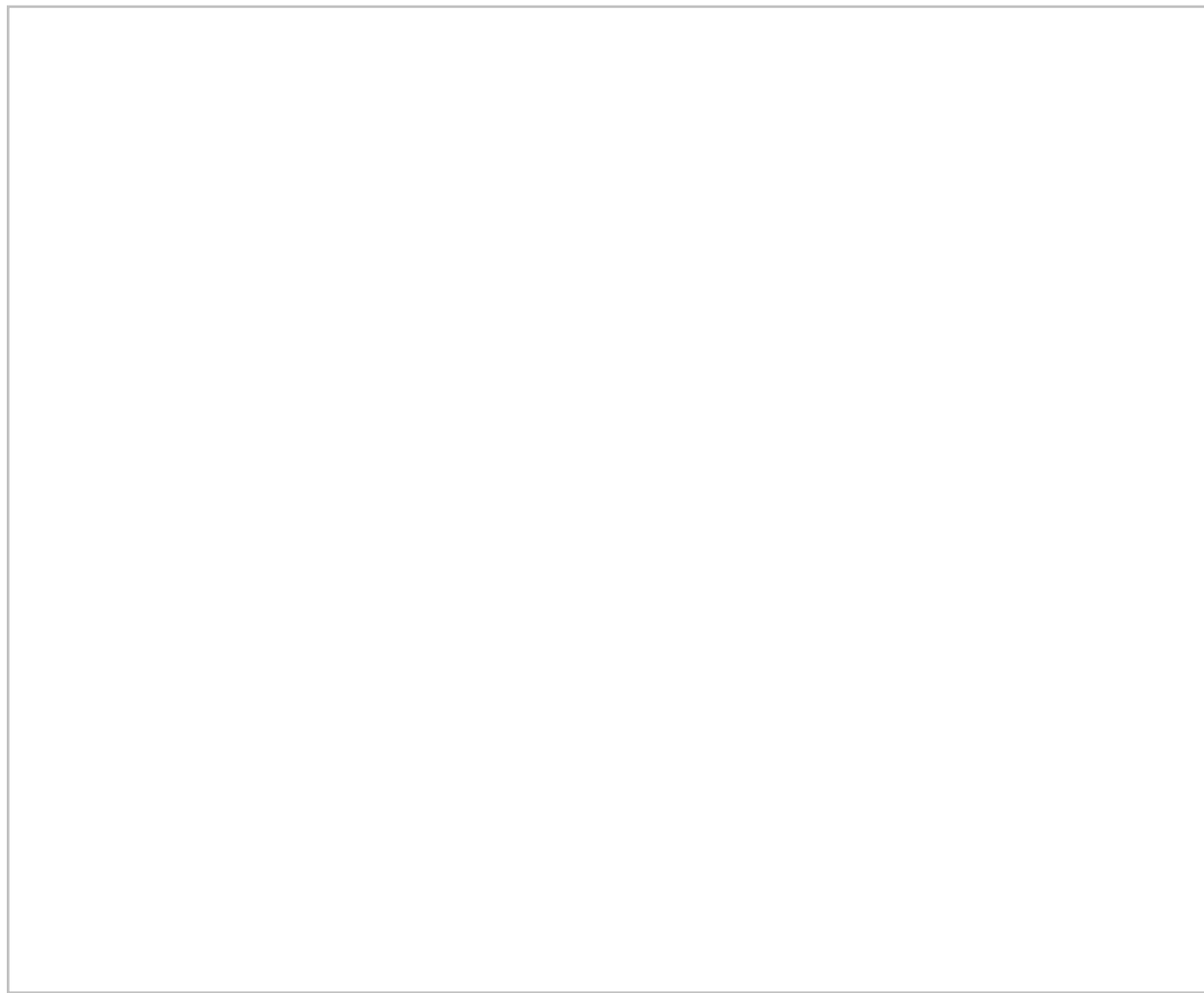
**To:** Abhilasha More <[AMore@whiterockcity.ca](mailto:AMore@whiterockcity.ca)>

**Subject:** 15156 Victoria ave White Rock

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Hi Abhilasha, Thank you for meeting me today. re: BP No:: BP020758 and, as per our discussion at the meeting I am forwarding this email in regards to my questions.:

1. How long is the permit good for, as I must give the tenants 4 Months notice to end the tenancy. **Please find excerpts from Building Bylaw regarding issued BP.**



2. Which inspections I must call for under this permit. **Footing/Foundation forms, framing and Final inspection.**

As I will be working on the retaining wall and the Sundecks addition, I thought that it might be a good idea to do the other things too, at the same time, while the tenants are out of the building like items 3,4 & 5 below, providing that I get the Planning Departments permission.

**Planning Department's comments: If there is no structural alteration or addition proposed the repairs themselves are fine. If the use is legal nonconforming and that use stops for a period of 6 months or longer the legal non conforming use rights could lapse. The owner needs to confirm how long the building would be left vacant to accommodate the repairs?**

3. Can I replace the old windows on the other three sides of the house which are as old as the building, and they are falling apart, also do I need to take out the permit for that work.

**There are no planning constraints to replacing the windows. This is considered repair to a legal non-conforming structure, permitted by Section 529 of the Local Government Act. If only replacing windows BP application not required.**

4. I would also like to replace some of the old galvanized piping and replace the existing plumbing fixtures, can I get a plumbing permit and where do I apply for it.

**There are no planning constraints to replacing the plumbing fixtures. This is considered repair to a legal non-conforming structure, permitted by Section 529 of the Local Government Act. If only repairing/replacing fixtures then no Plumbing Permit required. But since replacing pipes Plumbing permit is required to be applied by Plumbing Contractor. Refer link <https://www.whiterockcity.ca/DocumentCenter/View/4698/Plumbing-Permit-Application-Form?bidId=>**

5. .Electrical service must also be upgraded and some of the electrical wiring in the suites. This also requires an electrical permit and will the Planning Department allow me to do this.

**There are no planning constraints to replacing the electrical wiring. This is considered repair to a legal non-conforming structure, permitted by Section 529 of the Local Government Act.**

Please let me know as soon as you can. Thank you.

Best Regards,

**Redacted S. 22**



**From:** [Carl Isaak](#)  
**To:** [Mayor and Council](#); [Erika Johanson](#)  
**Cc:** [Guillermo Ferrero](#)  
**Subject:** RE: RenoEviction in Whiterock 15156 Victoria ave  
**Date:** Friday, April 23, 2021 3:18:00 PM  
**Attachments:** [image001.jpg](#)

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Good afternoon Mayor and Council,

For your information, we have suspended the Building Permit previously issued for the renovation at 15156 Victoria Avenue, as the proposed changes have been re-reviewed and are considered to be “structural alterations and additions” to the building which is a legally non-conforming use (it has multiple apartment suites which would not be permitted in the current single family zone).

While general repairs or change of plumbing fixtures to the building are allowed, structural alterations and additions are not permitted while the non-conforming use is still present, unless approved by an application to the Board of Variance or if the changes are required by an enactment (e.g. for life safety reasons).

The property owner has the option of either making an application to the Board of Variance for the structural alterations/additions, or removing those aspect of the proposed renovation and limiting the scope of the work to general repairs. The permit will not be allowed to proceed until this matter has been resolved.

This information regarding the suspension of the Building Permit has been given to the property owner, and will be shared with the tenants in the building, who can share this information with the arbitrator at the Residential Tenancy Branch at their dispute resolution. It will still be the decision of the arbitrator/Residential Tenancy Branch on whether the units are required to be vacant in order to do the work proposed (including electrical work, which is not within the City’s jurisdiction), and the property owner may be able to modify their application and resubmit if the decision from the arbitrator does not permit it at this first resolution.

Sincerely,

**CARL ISAAK, RPP, MCIP**  
**Director, Planning and Development Services, City of White Rock**  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604.541.2293 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



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**From:** Carl Isaak  
**Sent:** April 19, 2021 10:47 AM  
**To:** Erika Johanson <[EJohanson@whiterockcity.ca](mailto:EJohanson@whiterockcity.ca)>; Mayor and Council

<[MayorandCouncil@whiterockcity.ca](mailto:MayorandCouncil@whiterockcity.ca)>

**Cc:** Guillermo Ferrero <[GFerrero@whiterockcity.ca](mailto:GFerrero@whiterockcity.ca)>

**Subject:** RE: RenoEviction in Whiterock 15156 Victoria ave

Good morning Councillor Johanson,

Per my email on last Monday, it is up to the arbitrator from the Residential Tenancy Branch to determine if vacant possession of the units is required to do the work proposed. There are issued building and plumbing permits for this work, for a new shear (seismic support) wall , sun decks and new plumbing fixtures within the suites. The electrical work proposed would required a separate permit that is obtained not through the City but through Technical Safety BC.

I have reached out to the landlord who stated they have looked at options to keep the tenants in the building, but due to the extensive nature of the work and safety related to electrical work, that this is not possible (their statement – this is up to the arbitrator to decide). The landlord also noted that their insurer is not willing to provide course of construction insurance unless the units are vacant.

Sincerely,

**CARL ISAAK, RPP, MCIP**

**Director, Planning and Development Services, City of White Rock**

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2293 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



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**From:** Erika Johanson <[EJohanson@whiterockcity.ca](mailto:EJohanson@whiterockcity.ca)>

**Sent:** April 17, 2021 8:20 AM

**To:** Carl Isaak <[CIsaak@whiterockcity.ca](mailto:CIsaak@whiterockcity.ca)>

**Subject:** Re: RenoEviction in Whiterock 15156 Victoria ave

Hi, Carl!

Is there anything that can be done to help these tenants? Is there a building permit? What is it for? Do they have to vacate the property in order for the work to be done?

TIA,

**Councillor Erika Johanson**

City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6 Canada

(778) 867-9317

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**From:** Redacted S. 22

**Sent:** April 16, 2021 4:21 PM

**To:** Darryl Walker <[DWalker@whiterockcity.ca](mailto:DWalker@whiterockcity.ca)>; David Chesney <[DChesney@whiterockcity.ca](mailto:DChesney@whiterockcity.ca)>; Helen Fathers <[HFathers@whiterockcity.ca](mailto:HFathers@whiterockcity.ca)>; Erika Johanson <[EJohanson@whiterockcity.ca](mailto:EJohanson@whiterockcity.ca)>; Scott Kristjanson <[SKristjanson@whiterockcity.ca](mailto:SKristjanson@whiterockcity.ca)>; Anthony Manning <[AManning@whiterockcity.ca](mailto:AManning@whiterockcity.ca)>; Christopher Trevelyan <[CTrevelyan@whiterockcity.ca](mailto:CTrevelyan@whiterockcity.ca)>; Minister, AG AG:EX <[AG.Minister@gov.bc.ca](mailto:AG.Minister@gov.bc.ca)>; [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca) <[david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)>; [trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca) <[trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca)>

**Subject:** Fw: RenoEviction in Whiterock 15156 Victoria ave

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<https://www.peacearchnews.com/news/white-rock-tenants-landlord-to-go-to-rtb-hearing-over-renoviction/>

[dwalker@whiterockcity.ca](mailto:dwalker@whiterockcity.ca) <[dwalker@whiterockcity.ca](mailto:dwalker@whiterockcity.ca)>; [dchesney@whiterockcity.ca](mailto:dchesney@whiterockcity.ca) <[dchesney@whiterockcity.ca](mailto:dchesney@whiterockcity.ca)>; [hfathers@whiterockcity.ca](mailto:hfathers@whiterockcity.ca) <[hfathers@whiterockcity.ca](mailto:hfathers@whiterockcity.ca)>; [ejohanson@whiterockcity.ca](mailto:ejohanson@whiterockcity.ca) <[ejohanson@whiterockcity.ca](mailto:ejohanson@whiterockcity.ca)>; [skristjanson@whiterockcity.ca](mailto:skristjanson@whiterockcity.ca) <[skristjanson@whiterockcity.ca](mailto:skristjanson@whiterockcity.ca)>; [amanning@whiterockcity.ca](mailto:amanning@whiterockcity.ca) <[amanning@whiterockcity.ca](mailto:amanning@whiterockcity.ca)>; [ctrevelyan@whiterockcity.ca](mailto:ctrevelyan@whiterockcity.ca) <[ctrevelyan@whiterockcity.ca](mailto:ctrevelyan@whiterockcity.ca)>; [AG.minister@gov.bc.ca](mailto:AG.minister@gov.bc.ca) <[AG.minister@gov.bc.ca](mailto:AG.minister@gov.bc.ca)>; [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca) <[david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)>; [editorial@peacearchnews.com](mailto:editorial@peacearchnews.com) <[editorial@peacearchnews.com](mailto:editorial@peacearchnews.com)>; [brenda.anderson@peacearchnews.com](mailto:brenda.anderson@peacearchnews.com) <[brenda.anderson@peacearchnews.com](mailto:brenda.anderson@peacearchnews.com)>; [trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca) <[trevor.halford.MLA@leg.bc.ca](mailto:trevor.halford.MLA@leg.bc.ca)>; Redacted S. 22

**Redacted S. 22**

**Subject:** RenoEviction in Whiterock 15156 Victoria ave

To whom it may concern,

I am a senior living in a legal six Plex with 4 other seniors. I also have custody of my 9 yr old granddaughter since the death of her mother (my daughter) in November 2020. We have been long term tenants. We are all facing a crisis as rental units that we can afford seem to be nonexistent. We have received an Eviction notice and have until June 30th to vacate. I am particularly upset as the landlord's agent suggested I go live on the reservation. Totally inappropriate. We are currently scheduled for arbitration in an attempt to remain in the building, get more time, or fair

compensation. We have some concerns regarding what the landlord is planning to do and whether we really do have to leave our homes. We have recently been made aware that the landlord needed to have all permits before he could give us our notice. He did not have his plumbing permit at that time. We feel we are losing our affordable housing. There are six seniors in this building and because we have all been here for a long time the rent is extremely reasonable. All of us have been searching for new accommodations but the rents are double what we are presently paying. Any co-op housing has extremely long waiting lists. As I said we have concerns about what the landlord's intentions are. Do we really have to vacate our home while work is being done. The landlord has permits but when we talked to city hall they were unaware that it was a renovation when they issued the permit. They suggested we get a lawyer and a contractor. However we are all on fixed incomes and cannot afford to do that. It is fairly clear to us that the landlord wants to get more rent. All of this is greatly complicated due to the Covid crisis Pandemic . If you can offer and suggestions or guidance it would be greatly appreciated.

Thank you,. We need help as this is a Renoeviction

**Redacted S. 22**

15156-Victoria ave Units #1 #2 # 3 #4 #6

Whiterock

Contact# **Redacted S. 22**

**Redacted S. 22**

Landlord **Redacted S. 22**