

November 4, 2022

FOI No: 2022-22

VIA EMAIL – **Redacted S. 22**

Redacted S. 22

Dear **s. 22**

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

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"):

- *Fire Incident on July 17, 2016 at 8:00 p.m. #7, 14921 Thrift Avenue*

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

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

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

Sincerely,



Tracey Arthur
Director of Corporate Administration

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

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

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.



FIRE INVESTIGATION REPORT

FOR

**INCIDENT:
CWR 16-07-17-21**

**14921 THRIFT AVE
WHITE ROCK**



THE CORPORATION OF THE
CITY OF WHITE ROCK
15315 PACIFIC AVENUE, WHITE ROCK, BC V4N 1R1

FIRE/RESCUE DEPARTMENT

TEL 604.541.2121 FAX 604.541.2120

FIRE INVESTIGATION REPORT FOR: CWR – 16-07-17-21

INVESTIGATED BY: Fire Chief Phil Lemire and Deputy Chief Ed Wolfe
LOCATION: 14921 Thrift Ave
DATE OF FIRE: 2016 07 17 **TIME FIRE DEPT RECEIVED CALL :** 21:18:05
DATE OF INVESTIGATION: 2016 07 18

SUMMARY OF FINDINGS

- A. Area of Origin: North, East exterior corner of Unit # 5
- B. Point of Origin: Plastic dog crate located on a paver stone patio up against the exterior wall at the North East corner of Unit # 5.
- C. Igniting Object: Lighter
- D. Form of Heat: Direct flame
- E. Material First Ignited: Brown paper yard waste bag
- F. Act or Omission: Undetermined

OTHER AGENCIES INVOLVED: RCMP GENERAL INVESTIGATOR, MICHELLE THIESSEN



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BACKGROUND: THE INCIDENT WAS REPORTED AS A MULTI-RESIDENTIAL STRUCTURE FIRE AT 14921 THRIFT AVE. WHITE ROCK ENGINE 1 WAS FIRST ON SCENE AND ESTABLISHED THRIFT COMMAND. COMMAND ADVISED HEAVY SMOKE SHOWING WITH FIRE CONDITIONS PRESENT ON THE PATIO OF THE NORTH WEST, REAR CORNER UNIT, SPREADING TO THE NEIGHBORING UNIT TO THE EAST. THERE WAS A RESIDENT ON SCENE APPLYING WATER TO THE EXTERIOR OF UNITS 5 & 6 WITH A GARDEN HOSE. AN OFFENSIVE ATTACK WAS INITIATED BY THE CREW. A QUICK KNOCKDOWN OF EXTERIOR FIRE CONDITIONS WAS ACHIEVED, HOWEVER THE CREW FOUND THE FIRE HAD EXTENDED INTO THE INTERIOR WALL SPACE SEPARATING UNITS 5 AND 6. THE FIRE TRAVELLED THROUGH THIS WALL SPACE TO THE FRONT OF BOTH UNITS WITH MINIMAL SPREAD TO THE SECOND FLOOR. DRYWALL WAS REMOVED FROM THE SEPARATION WALL AND THE CEILINGS AT BOTH THE GROUND FLOOR AND SECOND FLOOR OF UNITS 5 & 6 LOOKING FOR EXTENSION. THE FIRE WAS DECLARED STRUCK AT APPROX. 00:46. FIRE WATCH COMMENCED AT THAT TIME.

AT THE TIME OF THE INCIDENT THERE WERE 3 FAMILY MEMBERS IN UNIT # 5 WATCHING TV IN THE REAR BEDROOM ON THE GROUND FLOOR. **Redacted S. 22**

Redacted JUST AFTER 2100HRS **s.22** NOTICED AN ORANGE GLOW THROUGH THE BLINDS IN THE BEDROOM. THE GLOW WAS COMING FROM THE PATIO OUTSIDE THE BEDROOM DOOR, **s.22** JUMPED UP, OPENED THE BEDROOM DOOR TO THE EXTERIOR PATIO AND CLAIMS **s.22** SAW THE TOP OF THE DOG'S CRATE ON FIRE. THE NEIGHBORING UNIT # 6 WAS UNOCCUPIED AT THE TIME OF THE INCIDENT.

EIGHT OF THE NINE UNITS IN THE COMPLEX WERE UNINHABITABLE IMMEDIATELY AFTER THE INCIDENT WITH 3 UNITS SUFFERING FIRE DAMAGE AND 5 UNITS BEING IMPACTED BY SMOKE.

STRUCTURE

14921 THRIFT AVENUE IS A 9 UNIT TOWNHOUSE COMPLEX CONSTRUCTED IN 2004, CONSISTING OF 3 SEPARATE 2 STOREY STRUCTURES SHARING UNDERGROUND PARKING AND UTILITY ROOMS. THE COMPLEX IS A STRATA PROPERTY WITH A CONCRETE FOUNDATION AND WOOD FRAMING. IT HAS ELECTRIC HEAT, SLOPED WOOD ROOF AND HARDY PLANK SIDING.



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INVESTIGATION FINDINGS

THE AREA OF ORIGIN WAS THE NORTH EAST EXTERIOR WALL OF UNIT # 5, DETERMINED BY BURN PATTERNS PRESENT IN THIS LOCATION AND CORROBORATED BY WITNESS REPORTS AND STATEMENTS FROM FIRST IN FIREFIGHTERS. THE BURN PATTERNS INDICATE HEAT MOVEMENT ORIGINATING FROM THE GROUND LEVEL OF THE NORTH EAST EXTERIOR CORNER OF UNIT # 5, EXTENDING UP THE WALL AND SPREADING ONTO A CEDAR FENCE LOCATED IN THIS AREA. THE FENCE SEPARATED THE BACK YARDS OF UNITS 5 & 6. THE FENCE BOARDS WERE CHARRED ON THE WEST SIDE ONLY, INDICATING FLAME IMPINGEMENT FROM THE WEST. A TYPICAL HOURGLASS PLUME PATTERN WAS PRESENT ON THE NORTH EAST EXTERIOR WALL OF UNIT 5. THIS PATTERN WAS GENERATED BY THE COMBUSTION OF THE INITIAL FUEL PACKAGE AT GROUND LEVEL AGAINST THE SURFACE OF THE EXTERIOR WALL.

THE POINT OF ORIGIN WAS INSIDE A PLASTIC DOG CRATE LOCATED UP AGAINST THE EXTERIOR WALL ON THE NORTH EAST CORNER OF UNIT # 5. THE CRATE WAS LOCATED ON A PAVER STONE PATIO THAT WAS OFF THE REAR OF THE UNIT. THE FIRE MELTED THE CRATE FORMING A PUDDLE OF LIQUID PLASTIC ON THE PATIO. THE CRATE CONTAINED THE FOLLOWING MISCELLANEOUS ITEMS INSIDE: GARDENING TOOLS, A SMALL BAG OF FERTILIZER, A LIGHTER, A BAG OF GRASS SEED AND A BROWN PAPER YARD WASTE BAG CONTAINING MOIST GRASS TRIMMINGS. THE FIRE TRAVELED FROM THE DOG CRATE UP THE EXTERIOR WALL AND ONTO A CEDAR FENCE THAT SEPARATES THE REAR YARDS OF UNIT 5 & 6. THE FIRE EXTENDED INTO THE SOFFIT AREA ON THE FIRST FLOOR AND TRAVELED THROUGH THE SOFFIT AREA ALONG THE NORTH EXTERIOR WALL OF UNITS 5 & 6. FIRE EXTENDED INTO THE BUILDING THROUGH A SMALL OPENING IN THE SOFFIT AREA OF THE NORTH WEST CORNER OF UNIT # 6. THE OPENING LED TO A VOID SPACE BETWEEN THE INTERIOR SEPARATION WALLS OF UNITS 5 & 6. INSIDE THIS VOID SPACE CONTAINED 2 SHEETS OF SOUND BOARD PLACED BACK TO BACK. ON EACH SIDE OF THE SOUNDBOARD WAS PINK FIBERGLASS INSULATION FOLLOWED BY 5/8 INCH DRYWALL. THE DRYWALL FORMED THE INTERIOR SURFACE OF THE SEPARATING WALL BETWEEN THE UNITS. THE FIRE EXTENDED THROUGH THIS VOID SPACE, TRAVELING UP AND DOWN STUDS FROM THE GROUND FLOOR PLATE TO THE CEILING PLATE OF THE FIRST FLOOR. THE FIRE EXTENDED ALONG THE SEPARATION WALL TO THE FRONT ENTRANCE OF BOTH UNITS. THE HEAVIEST CHAR WAS FOUND INSIDE THE SEPARATION WALL LOCATED IN BOTH LAUNDRY ROOMS AND REAR BEDROOM CLOSETS OF UNITS 5 & 6.



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THERE WAS A LONE SPRINKLER HEAD ACTIVATION IN THE REAR MASTER BEDROOM OF UNIT # 5 THAT LIMITED FIRE SPREAD TO THE WEST SIDE OF THE UNIT.

SUMMARY

WITNESS STATEMENTS AND THE DAMAGE PRESENT ARE CONSISTENT WITH THE FIRE ORIGINATING IN THE DOG CRATE ON THE EXTERIOR PATIO AT THE NORTH EAST CORNER OF UNIT # 5. INVESTIGATIVE FINDINGS AT THE POINT OF ORIGIN INCLUDED A LIGHTER AND A BROWN PAPER YARD WASTE BAG LOCATED INSIDE THE DOG CRATE. THE RESIDENT §.22 CONFIRMED THE LIGHTER BELONGED TO §.22 BUT COULD NOT EXPLAIN WHY IT WAS FOUND IN THE DOG CRATE. §.22 IS AN ADMITTED CLOSET SMOKER THAT KEPT §.22 LIGHTER INSIDE §.22 RESIDENCE IN A DESK DRAWER IN §.22 BEDROOM. §.22 CLAIMS §.22 DOES NOT SMOKE IN THE PATIO AREA. §.22 §.22 WERE LEFT UNATTENDED IN THE RESIDENCE JUST PRIOR TO THE FIRE STARTING. BOTH §.22 DENY BEING OUTSIDE OR PLAYING WITH THE LIGHTER FOUND IN THE DOG CRATE. HOWEVER, §.22 STATED TO A NEIGHBORING RESIDENT (WHO WAS ON SCENE PRIOR TO THE FIRE DEPT. ARRIVAL) THAT “THE FIRE STARTED IN THE DOG CRATE”.

THE ONLY OTHER POSSIBLE SOURCE OF IGNITION FOUND IN THIS AREA WAS AN ELECTRICAL OUTLET LOCATED ON THE EXTERIOR WALL OF UNIT # 5 IN THE AREA OF ORIGIN. INSPECTION OF THIS OUTLET REVEALED IT TO BE IN GOOD CONDITION. THE OUTLET HAD NOTHING PLUGGED INTO IT AT THE TIME OF THE INCIDENT. THEREFORE THE LIGHTER IS THE ONLY VIABLE IGNITION SOURCE FOUND AT THE POINT ORIGIN. I HAVE DETERMINED THE CAUSE OF THIS FIRE TO BE SUSPICIOUS – SUSPECT NOT IDENTIFIED.



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REPORT BY: Deputy Fire Chief Ed Wolfe LAFC # 2685

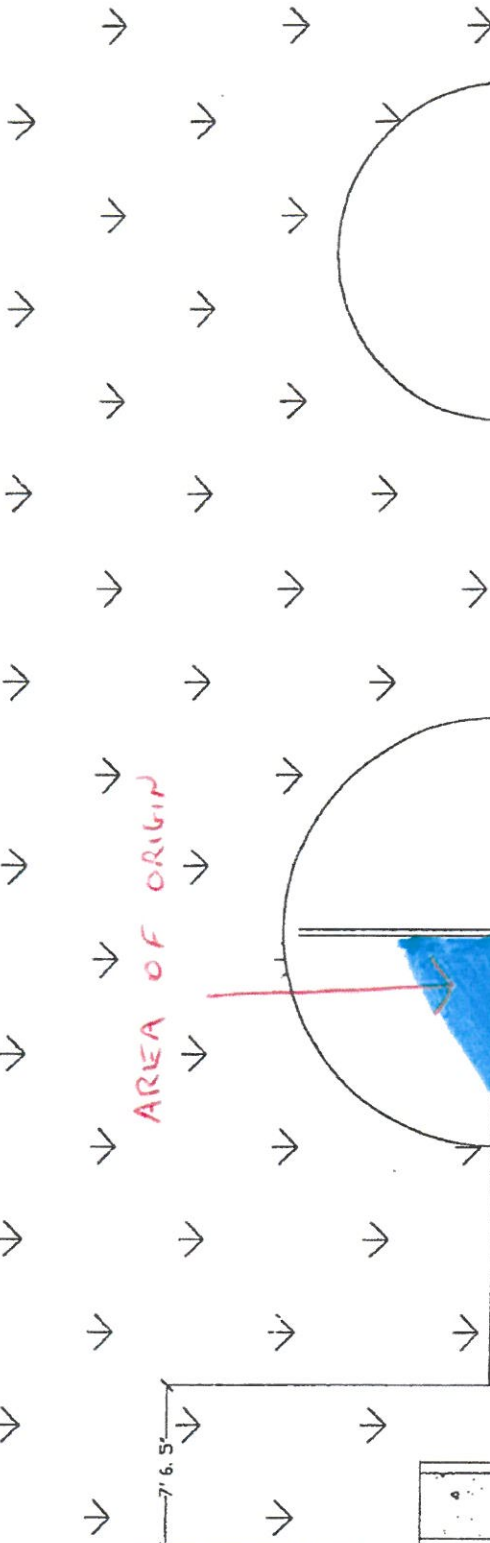
CC.

Photos and drawings for this incident are on file.

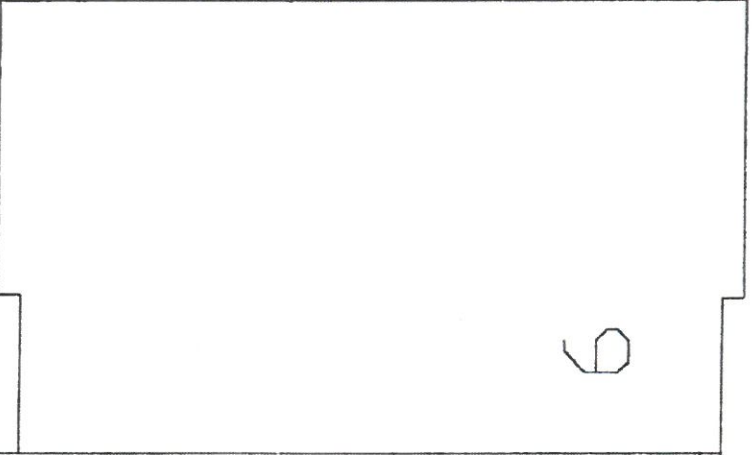
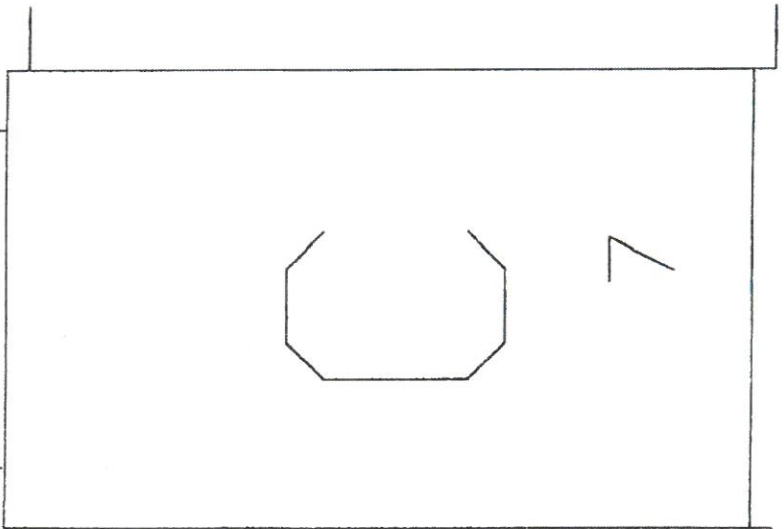
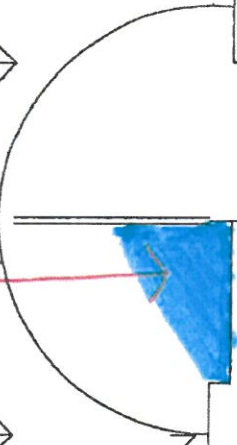
14921 THURF

NORTH PROPERTY LINE

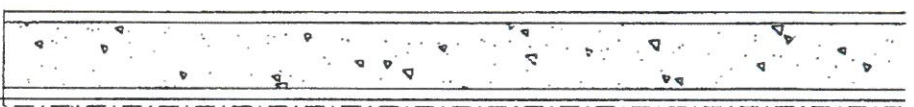
2
+
3



AREA OF ORIGIN



7' 6.5"

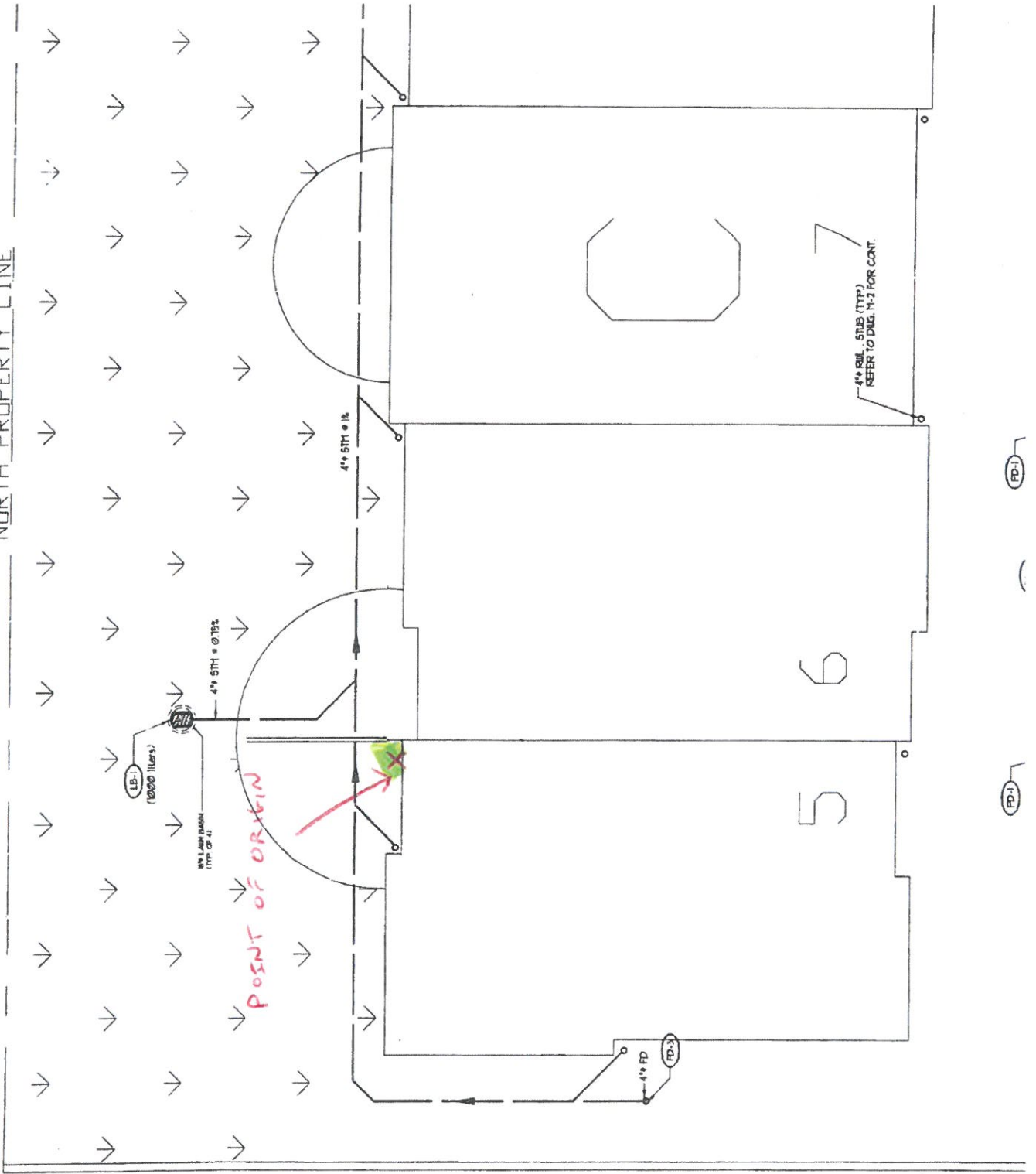


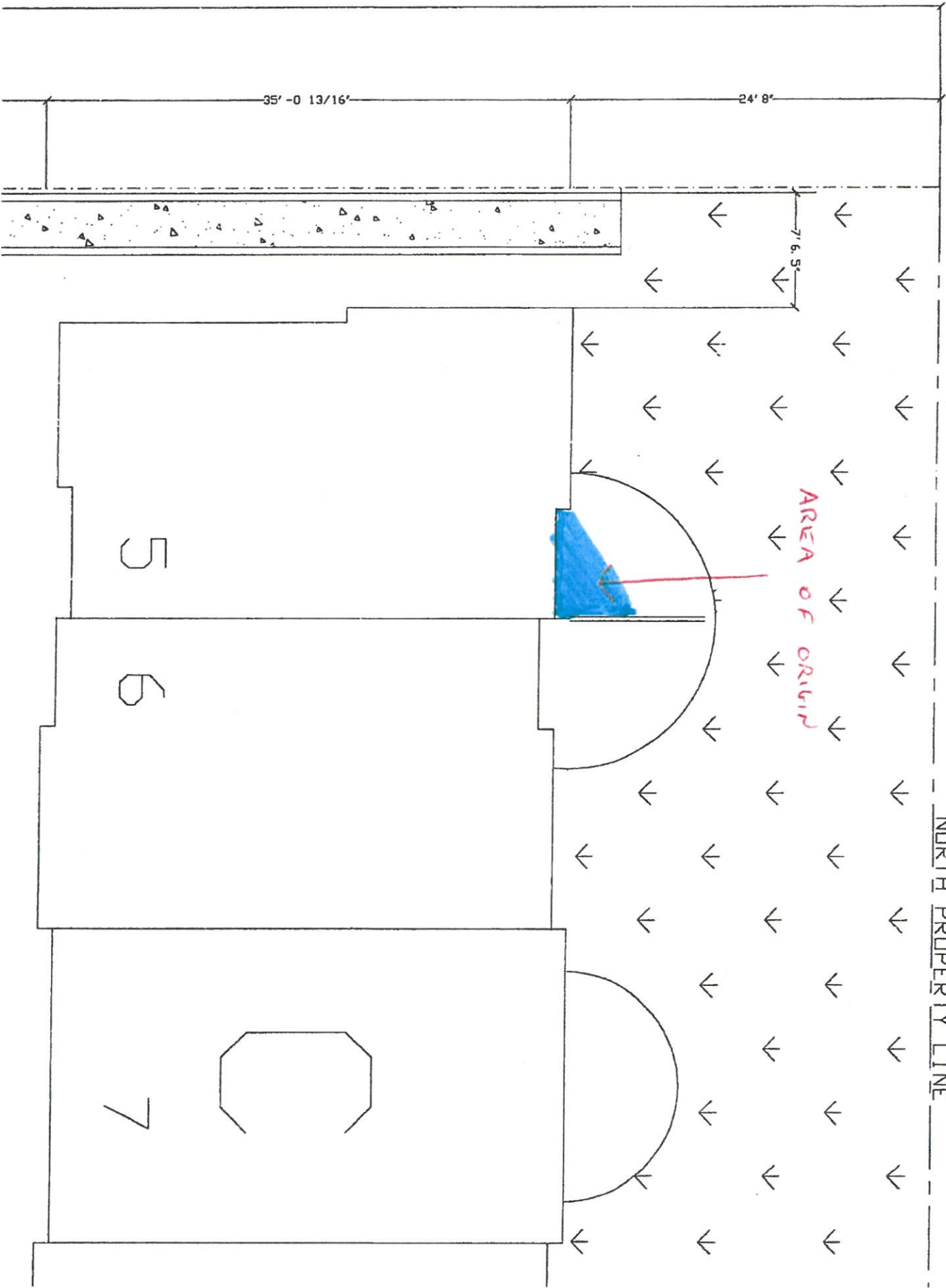
24' 8"

35' 0 13/16"

2 + 3 W

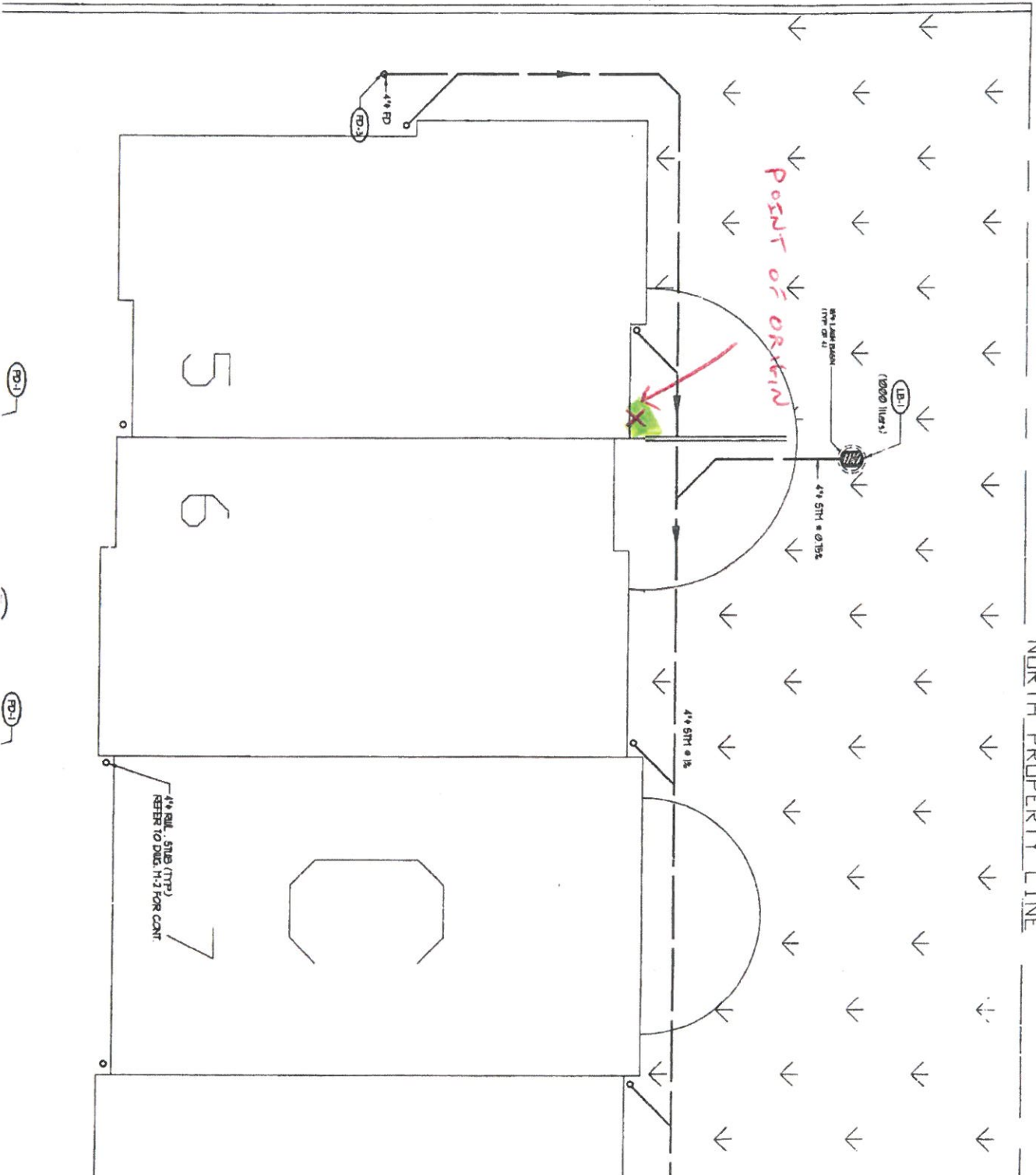
NORTH PROPERTY LINE





2
+
3
5
E

NORTH PROPERTY LINE



(P-1)

(P-1)

E
2 + 3

AREA OF MOST
DAMAGE EXTERIOR

FIRE ENTRY
POINT

AREA OF
MOST DAMAGE
INTERIOR

Redacted S. 15(1)

Redacted S. 15(1)

Redacted S. 15(1)

5

6

7

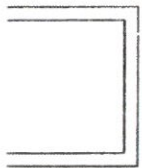
U2

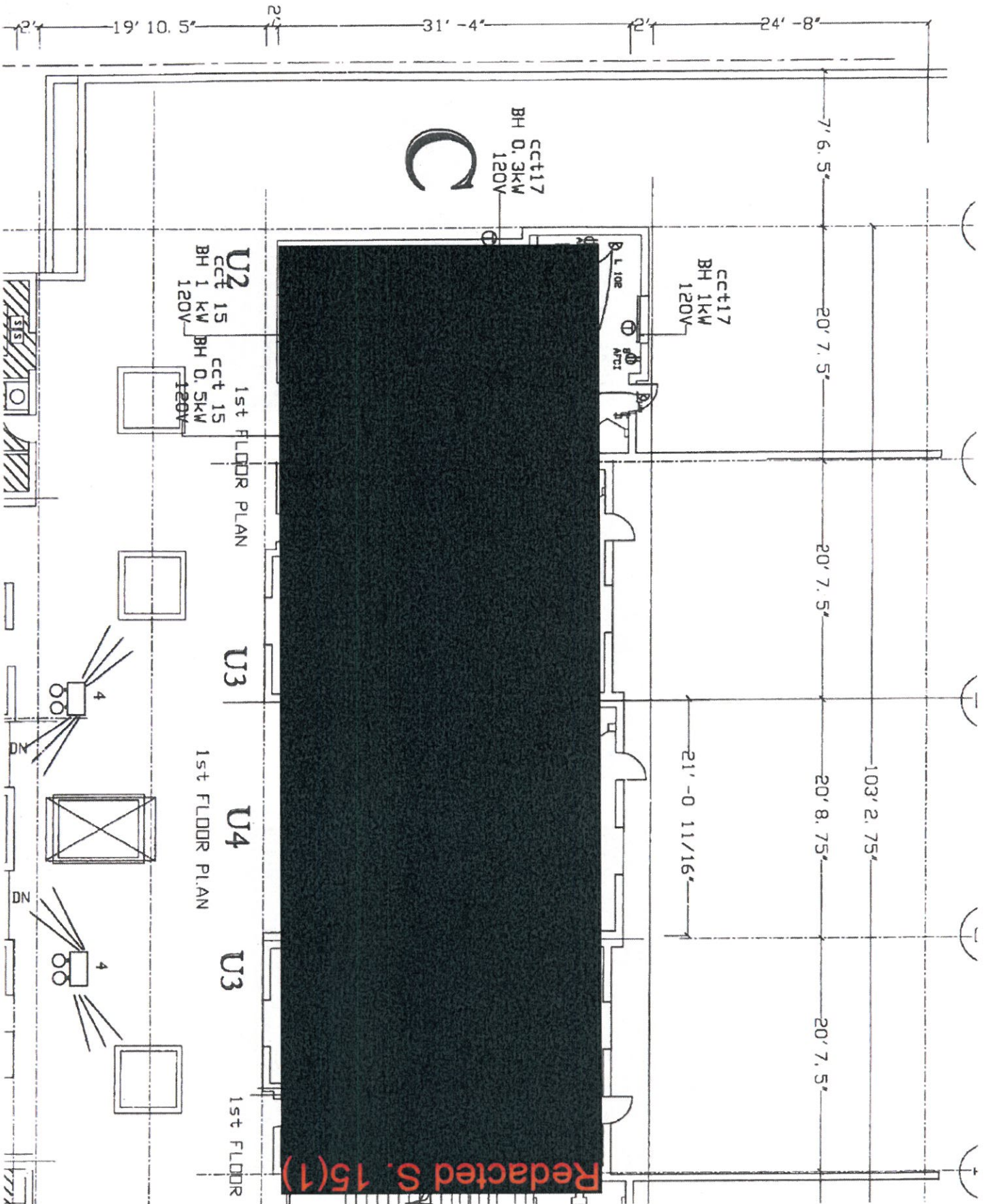
1st FLOOR PLAN

U3

1st FLOOR PLAN

U4







A. RESNAIS ARCHITECT
CONSULTANTS

DESIGN BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

A detail no. sheet no. not required
B sheet no. not required
C where detailed

REVISION NO.	DESCRIPTION	DATE
1	REWORK (REV.)	2017/07/20

Exterior Finishes

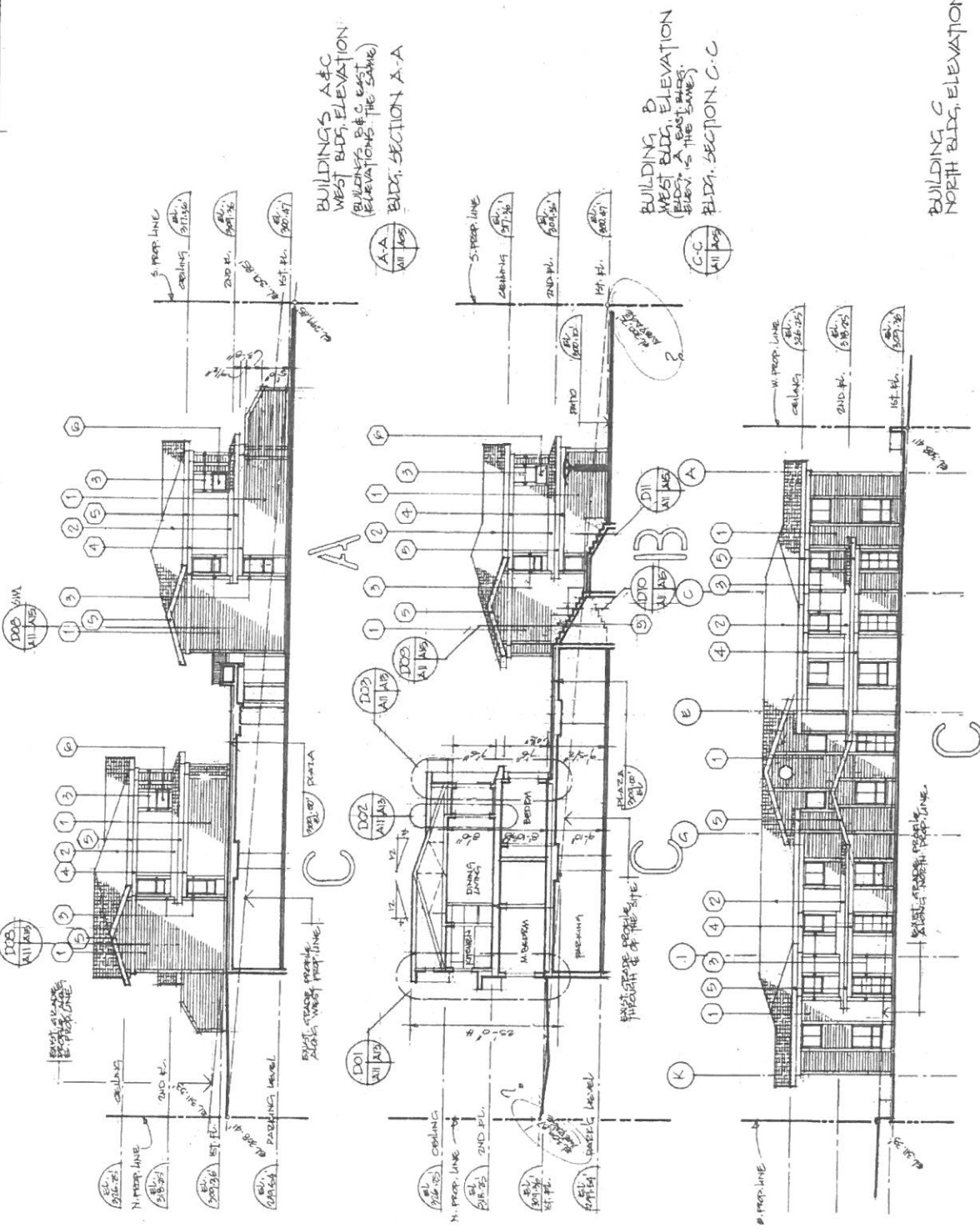
1. S/FRONT: solid Hardwood siding
2. Change asphalt shingles Cambridge 60
3. Hardwood siding
4. Hardwood siding
5. Hardwood siding
6. Hardwood siding
7. Hardwood siding
8. Hardwood siding
9. Hardwood siding
10. Hardwood siding
11. Hardwood siding
12. Hardwood siding

**TOWNHOUSES AT
4621/23 THRIFT AVE.,
WHITE ROCK, BC**

**TRIPLE
WOODWORK BUILDINGS**

**BLDG. SECTION
& ELEVATIONS**

scale 1/8" = 1'-0" date APR 19/13
project no. AE 0208
sheet no. A-11



Redacted S. 15(1)

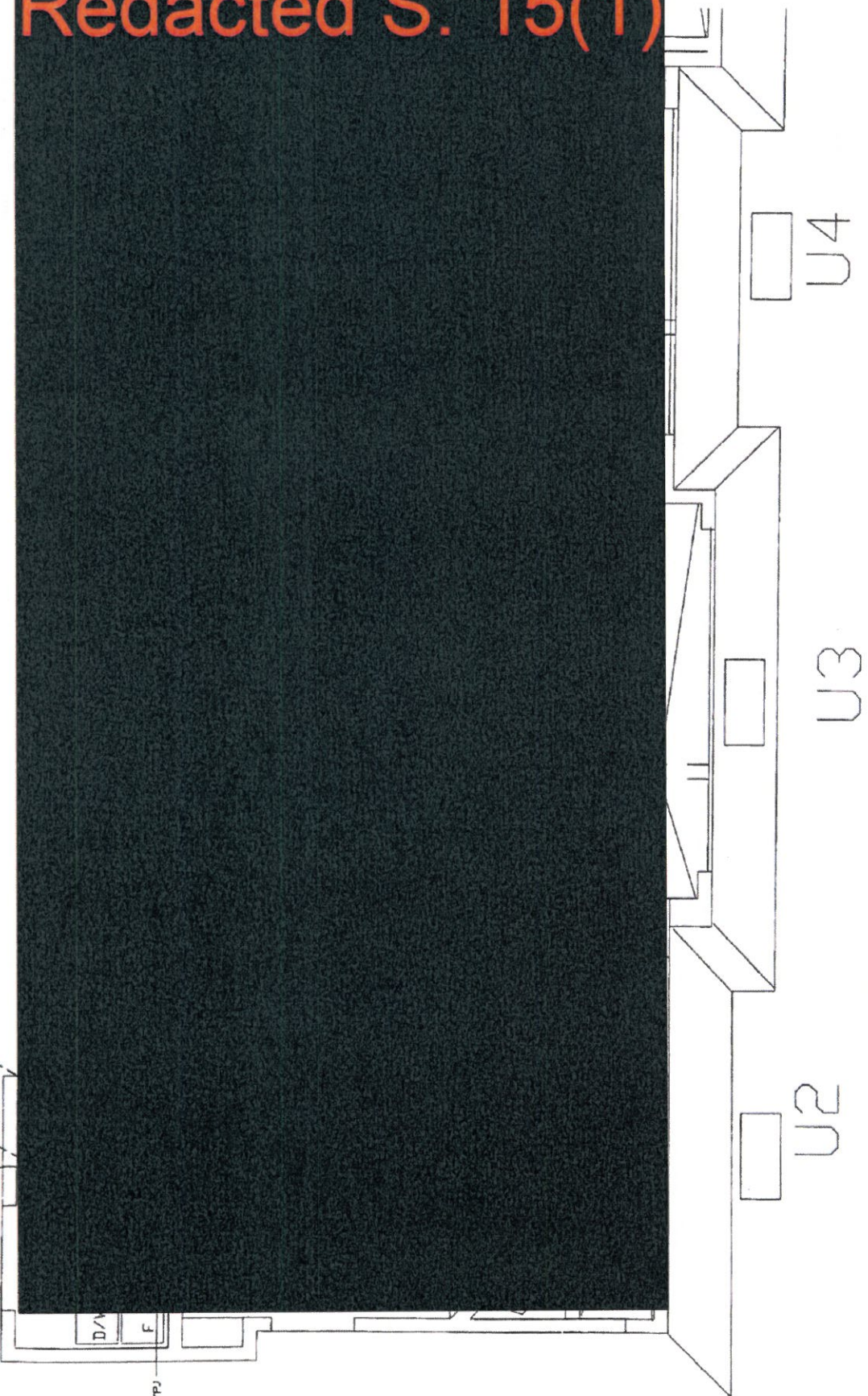
14" V. UP (TYP)
TURBO ROOF

14" V. SAN DN

D/V

F

14" V. UP (TYP)
TURBO ROOF



U2

U3

U4

UNITS U2, U3, U4
SECOND FLOOR PLAN