

Director	 Municipal Manager/Deputy Municipal Manager
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<u>COUNCIL AGENDA</u>	
Date: <u>June 22, 2026</u>	Item: <u>6.</u>



6.

**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

## COUNCIL REPORT

Date:	June 8, 2026
From:	Hope Dallas, Senior Manager, Legislative Services/Corporate Officer
Subject:	6507 Nelson Avenue – <i>Community Charter</i> Remedial Action Requirement

### RECOMMENDATION

THAT Council confirm the remedial action requirement passed on March 30, 2026, pursuant to Division 12, Part 3 of the *Community Charter* in relation to the Property at 6507 Nelson Avenue, West Vancouver, BC and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103.

#### 1.0 Purpose

The purpose of this report is to address a request by the owner of land with the civic address 6507 Nelson Avenue, West Vancouver and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103 (the “Property”), that Council reconsider the resolution passed on March 30, 2026 to impose a remedial action requirement under Division 12, Part 3 of the *Community Charter*. The Council Report in relation to the original Council decision is attached as Appendix A to this report.

#### 2.0 Legislation/Bylaw/Policy

*Community Charter*, SBC 2003, c.26, Part 3, Division 12 – Remedial Action Requirements.

#### 3.0 Council Strategic Objective(s)/Official Community Plan

Council’s Strategic Objectives do not apply. This report and the original report (Appendix A) in support of the remedial action requirement were brought forward for the protection of the public interest in ensuring public safety in relation to hazardous and nuisances emanating from structures, their contents and surrounding materials.

#### 4.0 Financial Implications

There are no immediate financial implications associated with this staff report. If Council’s March 30, 2026 decision is upheld and the Owner fails to take the required action, under Section 17 of the *Community Charter*, the District may, through its staff and contractors, fulfill the requirement at the expense of the person, and recover the costs incurred from that

person as a debt. This includes the placement of the cost on the tax roll for the Property as taxes in arrears, if unpaid by December 31 of the year in which the costs were incurred.

## **5.0 Background**

### **5.1 Previous Decisions**

Council, at its March 9, 2026, regular meeting, passed the following resolution:

*THAT consideration of Item 4 regarding 6507 Nelson Avenue – Community Charter Remedial Action Requirement be deferred to the March 30, 2026 regular Council meeting.*

Council, at its March 30, 2026, regular meeting, passed the following resolution:

*WHEREAS Division 12 of Part 3 of the Community Charter authorizes Council to impose a remedial action requirement on the owner of a building or structure which is in an unsafe condition, including a requirement to demolish or remove the building or structure or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;*

*AND WHEREAS Division 12 of Part 3 of the Community Charter authorizes Council to declare a building or other structure, and matters or things that are in or about any such building or structure, to be a nuisance and so dilapidated or unclean as to be offensive to the community, and to impose a remedial action requirement on the owner of such a building or structure, including a requirement to demolish or remove the building or structure and matters or things in or about such building or structure, or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;*

*AND WHEREAS Yvonne Gabriele Mischke is the registered owner (the Owner) of land with civic address 6507 Nelson Avenue, West Vancouver, BC V7W 2J1 and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103, (the Property);*

*AND WHEREAS section 17 of the Community Charter provides that the authority of Council to require that something be done includes the authority to direct that, if a person subject to the requirement fails to take the required action, the District may fulfill the requirement at the expense of the person;*

*NOW THEREFORE, the Council of the District of West Vancouver, in open meeting assembled, resolves as follows:*

- 1. THAT Council hereby considers that the residential single-family structure on the Property (the Building) is in and creates an unsafe condition, and therefore is in a hazardous condition within the meaning of Section 73 of the Community Charter;*
- 2. THAT Council hereby considers that the condition of the Building and the surrounding materials and refuse is a nuisance and is so dilapidated and unclean as to be offensive to the community, within the meaning of Section 74 of the Community Charter;*
- 3. THAT Council hereby requires the following steps, pursuant to its powers under Section 72 of the Community Charter:*

- 3.1. *THAT the Owner, within 30 days of the date this Resolution is sent to the Owner, do all things necessary to apply for a demolition permit for the Building in accordance with the District's Building Bylaw No. 5340, 2025 (the Building Bylaw);*
- 3.2. *THAT the Owner, within 30 days of receiving a demolition permit applied for under Section 3 of this Resolution, must demolish the Building, remove all resulting debris, and comply with all applicable requirements of the Building Bylaw;*
- 3.3. *THAT the Owner, within 30 days of the date this Resolution is sent to the Owner, remove all material presently stored in or about the Structure, including but not limited to the wooden shed, garbage bags and cans, storage containers, tarps, boxes, yard waste, plastic, paper, wood, cloth, personal items, equipment, tires, garbage and unwholesome matter and dispose of such materials appropriately;*
4. *THAT the Owner may request that Council reconsider the terms of this Resolution by providing the District with written notice within 14 days of the date on which notice of this Resolution is sent to the Owner under Section 77 of the Community Charter; and*
5. *THAT if the Owner has not completed any requirement imposed by this Resolution within the time limit for so doing, District staff are authorized to fulfil the applicable requirement without further notice to and at the expense of the Owner, and may recover the cost of so doing from the Owners, together with interest, as a debt and in the same manner as municipal taxes in accordance with sections 17, 258, and 259 of the Community Charter.*

## **6.0 Analysis**

### **6.1 Discussion**

Section 72 of the *Community Charter* provides that Council may impose remedial action requirements on property owners, lessees or occupiers of land. Such actions may include requirements for a person to remove or demolish a matter or thing. Council must require that such remedial actions be carried out within a specified time period, of not less than 30 days from the date that notice of the requirements is provided to the person charged with carrying them out.

Under Section 78 of the *Community Charter*, a person affected by a remedial action requirement, such as the Owner, may request that Council reconsider the decision and have an opportunity to make representations to Council. On April 9, 2026, legal counsel for the Owner requested Council reconsider the March 30, 2026 remedial action requirement for the Property; the Owner is accordingly being provided with such an opportunity.

After hearing the Owner's submissions, council may: confirm the remedial action requirement as originally passed (recommended), amend the remedial action requirement consistent with Part 3, Division 12 of the *Community Charter* as applicable; or cancel the remedial action requirement.

Although at the time of preparation of this report, staff had not yet received any written submissions from the Owner to indicate the nature of her disagreement with the RAR, it is generally anticipated that she will take issue with the District's determination that the structure must be demolished and removed in order to fully address the hazardous and nuisance condition of the Property. Staff note the long history of attempts to assist the Owner to achieve compliance, as documented in the original staff report, and the deterioration of the Property over time rather than its improvement, as strong indicators that other remedial measures remain insufficient to address the hazards and nuisances at the Property.

6.2 Other Communication, Consultation, and Research

In accordance with Section 77 of the *Community Charter*, notice of Council's March 30, 2026 decision was provided by email, regular, and registered mail to the Property Owner and by email to legal counsel representing the Property Owner.

**7.0 Options**

7.1 Recommended Option

THAT Council uphold the remedial action requirement passed on March 30, 2026, pursuant to Division 12, Part 3 of the *Community Charter* in relation to the Property at 6507 Nelson Avenue, West Vancouver, BC and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103.

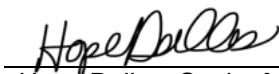
7.2 Considered Options

THAT Council [*amend or cancel*] the remedial action requirement passed on March 30, 2026, pursuant to Division 12, Part 3 of the *Community Charter* in relation to the Property at 6507 Nelson Avenue, West Vancouver, BC and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103.

**8.0 Conclusion**

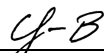
This report is provided for Council's consideration to uphold the remedial action requirement passed on March 30, 2026.

Author:



Hope Dallas, Senior Manager, Legislative Services/Corporate Officer

Concurrence:



Y-B Chan, Senior Manager, Permits and Inspections

Date: June 8, 2026

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From: Hope Dallas, Senior Manager, Legislative Services/Corporate Officer

Subject: 6507 Nelson Avenue – Community Charter Remedial Action Requirement

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Appendices:

- Appendix A: January 20, 2026 report from the Manager, Bylaw and Licencing Services, titled “6507 Nelson Avenue – *Community Charter Remedial Action Requirement.*”

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Director	 Municipal Manager/Deputy Municipal Manager
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<u>COUNCIL AGENDA</u>	
Date: <del>March 31, 2026</del>	Item: 4.
March 30, 2026	



# APPENDIX A

DISTRICT OF WEST VANCOUVER  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

## COUNCIL REPORT

Date:	January 20, 2026
From:	Matthew O'Connor, Bylaw and Licensing Services Manager
Subject:	6507 Nelson Avenue – <i>Community Charter</i> Remedial Action Requirement

### RECOMMENDATIONS

1. Remedial Action Requirement:

It is recommended that Council impose a remedial action requirement pursuant to Division 12, Part 3 of the *Community Charter* on the following terms:

WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or structure which is in an unsafe condition , including a requirement to demolish or remove the building or structure or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes Council to declare a building or other structure, and matters or things that are in or about any such building or structure, to be a nuisance and so dilapidated or unclean as to be offensive to the community, and to impose a remedial action requirement on the owner of such a building or structure, including a requirement to demolish or remove the building or structure and matters or things in or about such building or structure, or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS Yvonne Gabriele Mischke is the registered owner (the "Owner") of land with civic address 6507 Nelson Avenue, West Vancouver, BC V7W 2J1 and legally described as PID: 011-625-988, Lot 21 Block 31 District Lot 430 Plan VAP2103, (the "Property");

AND WHEREAS section 17 of the *Community Charter* provides that the authority of Council to require that something be done includes the authority to direct that, if a person subject to the requirement fails to take the required action, the District may fulfill the requirement at the expense of the person;

NOW THEREFORE, the Council of the District of West Vancouver, in open meeting assembled, resolves as follows:

1. THAT Council hereby considers that the residential single-family structure on the Property (the “Building”) is in and creates an unsafe condition, and therefore is in a hazardous condition within the meaning of Section 73 of the *Community Charter*;
2. THAT Council hereby considers that the condition of the Building and the surrounding materials and refuse is a nuisance and is so dilapidated and unclean as to be offensive to the community, within the meaning of Section 74 of the *Community Charter*;
3. THAT Council hereby requires the following steps, pursuant to its powers under Section 72 of the *Community Charter*.
  - 3.1 THAT the Owner, within 30 days of the date this Resolution is sent to the Owner, do all things necessary to apply for a demolition permit for the Building in accordance with the District’s Building Bylaw No. 5340, 2025 (the “Building Bylaw”);
  - 3.2 THAT the Owner, within 30 days of receiving a demolition permit applied for under Section 3 of this Resolution, must demolish the Building, remove all resulting debris, and comply with all applicable requirements of the Building Bylaw;
  - 3.3 THAT the Owner, within 30 days of the date this Resolution is sent to the Owner, remove all material presently stored in or about the Structure, including but not limited to the wooden shed, garbage bags and cans, storage containers, tarps, boxes, yard waste, plastic, paper, wood, cloth, personal items, equipment, tires, garbage and unwholesome matter and dispose of such materials appropriately;
4. THAT the Owner may request that Council reconsider the terms of this Resolution by providing the District with written notice within 14 days of the date on which notice of this Resolution is sent to the Owner under Section 77 of the *Community Charter*, and
5. THAT if the Owner has not completed any requirement imposed by this Resolution within the time limit for so doing, District staff are authorized to fulfil the applicable requirement without further notice to and at the expense of the Owner, and may recover the cost of so doing from the Owners, together with interest, as a debt and in the same manner as municipal taxes in accordance with sections 17, 258, and 259 of the *Community Charter*.

## 1.0 Purpose

The purpose of this report is to recommend that Council impose a remedial action requirement in accordance with Division 12, Part 3 of the *Community Charter* on the Owner of the Property.

## 2.0 Executive Summary

The Property and the Building are the site of significant accumulations of materials, both inside the Building and on the exterior areas of the property. Much of this material is in the nature of garbage and debris. The degree of accumulation is such as to create a significant fire hazard. The Building is vacant, unsecured and in poor repair, including some compromised structural elements, as well as leaks, mould, and vermin infestation. District Bylaw staff, along with representatives from fire, police, and Provincial agencies, have attempted to work with the Owner to achieve voluntary compliance, but the situation has escalated rather than resolved. Given the imminent safety hazards and extremely dilapidated nature of the Building and the Property, staff recommend that Council move forward with a Remedial Action Requirement under Division 12 Part 3 of the *Community Charter* to require the Owner to demolish and remove the Building and remove and dispose of all materials stored and accumulated on the exterior of the Property.

## 3.0 Legislation/Bylaw/Policy

### ***Community Charter***

Relevant sections of the *Community Charter*, SBC 2003, c. 26 provide as follows:

#### **Council may impose remedial action requirements**

72 (1) A council may impose remedial action requirements in relation to

- (a) matters or things referred to in section 73 [*hazardous conditions*], [...]
- (b) matters or things referred to in section 74 [*declared nuisances*],  
or
- (c) circumstances referred to in section 75 [*harm to drainage or dike*].

(2) In the case of matters or things referred to in section 73 or 74, a remedial action requirement

- (a) may be imposed on one or more of
  - (i) the owner or lessee of the matter or thing, and
  - (ii) the owner or occupier of the land on which it is located,  
and
- (b) may require the person to
  - (i) remove or demolish the matter or thing,
  - (ii) fill it in, cover it over or alter it,
  - (iii) bring it up to a standard specified by bylaw, or

(iv) otherwise deal with it in accordance with the directions of council or a person authorized by council. [...]

### **Hazardous conditions**

73 (1) Subject to subsection (2), a council may impose a remedial action requirement in relation to any of the following:

(a) a building or other structure, an erection of any kind, or a similar matter or thing; [...]

(2) A council may only impose the remedial action requirement if

(a) the council considers that the matter or thing is in or creates an unsafe condition, or

(b) the matter or thing contravenes the Provincial building regulations or a bylaw under section 8 (3) (l) [*spheres of authority — buildings and other structures*] or Division 8 [*Building Regulation*] of this Part.

### **Declared nuisances**

74 (1) A council may declare that any of the following is a nuisance and may impose a remedial action requirement in relation to the declared nuisance:

(a) a building or other structure, an erection of any kind, or a similar matter or thing;

(b) a natural or artificial opening in the ground, or a similar matter or thing;

(c) a drain, ditch, watercourse, pond, surface water, or a similar matter or thing;

(d) a matter or thing that is in or about any matter or thing referred to in paragraphs (a) to (c).

(2) Subsection (1) also applies in relation to a thing that council considers is so dilapidated or unclean as to be offensive to the community.

### **Time limit for compliance**

76 (1) The resolution imposing a remedial action requirement must specify the time by which the required action must be completed.

(2) Subject to section 79 [*shorter time limits in urgent circumstances*], the time specified under subsection (1) must not be earlier than 30 days after notice under section 77 (1) [*notice to affected persons*] is sent to the person subject to the remedial action requirement.

(3) The council may extend the time for completing the required action even though the time limit previously established has expired.

### **Notice to affected persons**

77 (1) Notice of a remedial action requirement must be given by personal service or by registered mail to

(a) the person subject to the requirement, and

(b) the owner of the land where the required action is to be carried out.

(2) In addition, notice of the remedial action requirement must be mailed to

(a) each holder of a registered charge in relation to the property whose name is included on the assessment roll, at the address set out in that assessment roll and to any later address known to the corporate officer, and

(b) any other person who is an occupier of that land.

(3) A notice under this section must advise

(a) that the person subject to the requirement, or the owner of the land where the required action is to be carried out, may request a reconsideration by council in accordance with section 78 [*person affected may request reconsideration*], and

(b) that, if the action required by the remedial action requirement is not completed by the date specified for compliance, the municipality may take action in accordance with section 17 [*municipal action at defaulter's expense*] at the expense of the person subject to the requirement.

### **Person affected may request reconsideration by council**

78 (1) A person who is required to be given notice under section 77(1) [*notice to affected persons*] may request that the council reconsider the remedial action requirement.

(2) Subject to section 79 [*shorter time limits in urgent circumstances*], a request under subsection (1) must be made by written notice provided

within 14 days of the date on which the notice under section 77 (1) was sent or a longer period permitted by council.

(3) If the council receives a notice that complies with subsection (2), it must provide the person with an opportunity to make representations to the council.

(4) After providing the opportunity referred to in subsection (3), the council may confirm, amend or cancel the remedial action requirement.

(5) Notice of a decision under subsection (4) must be provided in accordance with section 77 (1) and (2) [*notice to affected persons*].

### **Municipal action at defaulter's expense**

17 (1) The authority of a council under this or another Act to require that something be done includes the authority to direct that, if a person subject to the requirement fails to take the required action, the municipality may

(a) fulfill the requirement at the expense of the person, and

(b) recover the costs incurred from that person as a debt.

(2) Division 14 [*Recovery of Special Fees*] of Part 7 [*Municipal Revenue*] applies to an amount recoverable under subsection (1) that is incurred for work done or services provided in relation to land or improvements.

## **4.0 Council Strategic Objective(s)/Official Community Plan**

This report is being brought forward for the protection of the public interest in ensuring compliance with provincial and municipal regulations focused on mitigating public safety risks.

## **5.0 Financial Implications**

In the event that the Owner does not fulfil the Remedial Action Requirement and the District proceeded to carry out the work in default under section 17 of the *Community Charter*, the District would initially incur the costs of demolishing the Building and removing and disposing of the demolition debris as well as the accumulated materials from both inside and outside the Structure, but is expected to ultimately recover those costs from the Owner of the Property, given the ability for the District to add the amount owing in respect of the default work to the tax roll for the Property as taxes in arrears if unpaid by December 31 of the year imposed.

## **6.0 Background**

### **6.1 Current State of the Property**

The District has received dozens of complaints from multiple complainants about the Property dating back to 2013, regarding issues with the garbage and materials stored or discarded throughout the Property, including: the smell emanating from the Property, the welfare of animals present on the Property, wildlife attractants and infestation, fire safety hazards, the state of disrepair, and many other related non-compliances.

The need for a remedial action requirement to address the situation is clear from the current state of the Property, as observed during the interior and exterior inspection conducted on September 10, 2025.

District staff attended the Property at 9:30 a.m. on September 10, 2025, to conduct a thorough inspection on the state of the interior and exterior of the Property and the existing non-compliances present. This inspection was done through the authorization of an administrative entry warrant under section 275 of the *Community Charter*, as previous attempts to inspect with the compliance of the Owner had been met with challenges and resistance. Staff wore protective equipment including disposable hazmat coveralls, plastic gloves, and N95 face masks or half-mask respirators with filters.

The Property is vacant, and there is no indication that the Owner or anyone associated with the Owner has occupied the Building recently. This is reflected in the state of the Property, as general maintenance and upkeep do not appear to have been undertaken; the interior is not in a safe, liveable state; and the disposal and storage of materials and garbage has grown substantially since 2013.

#### **Exterior – September 10, 2025**

The exterior of the Property contained a large amount of discarded waste scattered and stacked throughout the entirety, including but not limited to plastic bins, pots, garbage, animal shelters and aquariums, garbage bags, used food containers, discarded construction materials, damaged insulation, tarps, metal grates, clothing, household items, ladders, broken glass, one vehicle, blankets, a canoe, shelving units, tents, and a significant amount of additional discarded refuse and unwholesome materials. All these items had been left outside and were exposed to varying weather conditions for an undetermined amount of time.

The entirety of the Property also contained a significant amount of overgrown and dead vegetation that impacted safe travel to the front of the Building and extended into the boulevard area. Dead brush and tree branches had to be removed from the front entrance walkway up to the Building to gain access into the Property. The adjacent boulevard

contained overgrown vegetation, garbage bins, pots, an animal shelter, plastic bags, garbage bags, and other refuse.

Staff observed a damaged shed at the northwest corner of the Property, which appeared to be structurally unstable and was surrounded by and contained used wood panels, cardboard boxes, garbage bags, plastic bins and other unsightly garbage.

The front entrance, located at the southeast corner of the Building, was only accessible by way of wood framed stairs to the first-floor wood frame deck. This deck was fully obstructed by materials, garbage, and refuse, which staff had to climb over to gain access to the Building. The wood frame components of the wooden stairs and deck showed signs of decay and rot.

The second-floor wooden frame deck was also filled with materials and refuse, obstructing safe access. Both the first floor and second-floor decks were bearing a significant amount of weight, given the number of materials and garbage stored on them, causing load bearing concerns combined with the observed structural defects and decomposition.

### **Interior – September 10, 2025**

Staff had to climb over a large mound of discarded materials on the front deck to access the only doorway entrance to the Building, located at the southeast corner of the first-floor wooden deck. The Building was unsecured and the door was held closed by a set of string lights. Staff were able to access the Building by untying the string lights and pushing the door open part way. The door could not fully open because of stacks of materials stored behind it in the front interior entrance way.

The first floor of the Building consists of one room and a stairway leading up to the second floor. Staff were unable to access the first room, since the volume of materials stored in this room reached the ceiling. Staff removed certain items to visually observe the first-floor room, though entrance was not possible. There was visible damage to the ceiling at the northeast corner of the first-floor room and indications of water damage and mould. There was additional black spotting on the front entrance ceiling.

The stairway to the second floor had a small path of access that was obstructed by materials at the floor level. The second floor consists of one common room, one bedroom, a kitchen, and a bathroom. Materials and refuse stored in the common room reached approximately chest level, providing limited room between the materials and the ceiling. Staff had to climb over the materials to access the additional rooms located on the second floor. The ceiling panels in the common room showed significant damage, with bowing, black spots, and mould indicators throughout. There were also two large holes in the ceiling panels at various locations which

had fallen onto the materials stored in the common room. Insulation was hanging from these holes and the structural roof joists and Building components were visible and exposed.

The bathroom held fewer stored materials, however most items were of a discarded nature. Staff observed bottles of chemical cleaner, used food containers, shredded paper, pots, and other garbage. The bathtub was completely full, and the entirety of the bathroom was water damaged, covered with dirt and contained dead plants. There were also clear indications of infestation by animals and insects, including spider webs and fecal matter. The roof of the washroom was completely damaged and the structural roof joists and materials were exposed. Water damaged insulation and roof panelling were hanging down from the ceiling and an exposed horizontal support joist showed signs of decay.

The kitchen was obstructed by materials up to hip level. Planters and dirt were stored on the stove and countertops. Staff were unable to access the interior of the kitchen appliances. The walls and ceiling were covered in brown spots, potentially indicating damage behind the drywall and ceiling panels. Dead plants, dust, dirt, and debris were observed on the kitchen shelving and countertops, and there were indications of infestation by insects, such as multiple spider webs.

The second-floor bedroom contained stored and discarded materials up to chest height, reaching higher levels at certain points in the room. The walls and ceiling of this room contained similar brown marks and discolouration consistent with what was observed in the kitchen. There were signs of insect infestation, including multiple spider webs.

The second-floor door to the wooden deck was completely obstructed and staff had to remove materials to partially pry it open. The entire deck contained stored garbage and materials up to chest height. Staff were only able to safely access the southeast corner right behind the door due to the obstructing materials.

Throughout the interior of the Building, in addition to the materials and garbage, there were leaves, dirt, vegetation, and other natural elements that were within. The walls and ceiling were discoloured at many areas, mostly black and brown, and covered in dirt, indicating that the Building is exposed to the elements in some capacity, has been water damaged, and likely has significant mould and potentially other hazardous substances growing or propagating within.

Virtually all electrical outlets, heating, and panels were obstructed and not accessible throughout the Building. Windows to the Building were unlocked, and staff confirmed they were accessible and able to be opened.

Additional photos of the interior state of the Building are not included in this report for the purpose of ensuring the greater privacy of the Owner.

### **Rockingham Engineering Limited Report**

A structural engineer from Rockingham Engineering Limited (Rockingham), was on site during the inspection of the Building to determine any critical structural defects. Analysis determined that structural components of the first-floor wooden deck and stairs were significantly decayed enough to present an imminent collapse hazard if not addressed. The south end of the deck is currently being supported on a non-load bearing wood frame gate that has noticeably bowed outward from the edge of the deck.

The rear load-bearing wood frame wall of the Building shows signs of visible decay of the studs and bottom plates, causing the wall to visibly drop and tilt horizontally outwards to the west, causing cracks in finishes on the interior side of the wall and the binding of an interior door.

At points throughout the structure where the ceiling was compromised, there was observable water damage, indicating that the roofing membrane had previously failed and is potentially currently failing, causing concerns of ceiling failure.

The front load bearing wood-frame wall of the building at the main and second floor levels, exhibits signs of settlement and horizontal movement that are likely due to advanced rot at the base of the wall and at the second floor rim board.

The exterior brick chimney at the north side of the building exhibits signs of advanced deterioration of mortar joints and the construction of the chimney immediately up against the north wood-frame wall is likely to have caused rot in the wall. The chimney also exhibits signs of overall instability to resist seismic loads.

Further explicit determinations on the structural integrity of the Building were preliminary in nature due to the scale of obstructions preventing access to numerous parts of the Building and additional in-depth analysis. A copy of the report from Rockingham, addressing preliminary observations from the inspection, is attached to this report as **Appendix B**.

### **WVFD Report**

The WVFD Assistant Chief – Fire Prevention performed a residential inspection as per standard WVFD procedure. Their findings are attached to this report as **Appendix C**.

Their report indicates that the majority of the Building is obstructed by materials so substantially as to qualify as an immediate hazard. There were no working smoke alarms present, all electrical outlets, panels, and heating units were obstructed. There were no clear paths of ingress or egress throughout the Building, including all window and door access points. The Building remained unsecured and accessible, presented an avalanche risk, and had such a significant accumulation of debris, garbage, materials, and vegetation to present a significant fire risk.

The Fire Department determined that the state of the Building and the Property was in violation of numerous provisions of the District of West Vancouver Fire Rescue Bylaw No. 5163, 2021, including the following:

Section 6.8: The Owner(s) or Owner's Authorized Agent of a vacant or fire-damaged Building must promptly take all steps necessary to secure the Building against the entry of unauthorized persons, including, but not limited to, guarding the Building and securing all openings to the Building, and an area surrounding the Building if so ordered by the Fire Chief, to the satisfaction of the Fire Chief.

Section 8.2: A person must not cause a fire hazard.

Section 8.3: A person must not: ...

(d) Dispose of yard waste or trimmings, trees, branches or any other materials which could cause a fire hazard."

Section 8.5: An Owner(s) or Owner's Authorized Agent must not allow Combustible waste materials or garbage to remain adjacent to such Building for longer than forty-eight (48) hours.

Section 9.4: An Owner(s) or Owner's Authorized Agent of a Building must in relation to all property they own or control: (a) Ensure indoor and outdoor storage is in compliance with the Fire Code and Building Code;

In addition, section 7 of the *Fire Safety Act*, SBC 2016, c. 19, requires an owner of premises to ensure that no fire hazard exists on or in the owner's premises. By allowing the Building to remain unsecured and storing combustible materials directly against the structure, the Fire Department has determined this requirement has been breached.

## 6.2 History

There is a significant prior history of similar issues with the Owner pertaining to other properties prior to 2013. The issues at the Property at 6507 Nelson Avenue were brought to the attention of the District's Bylaw & Licensing Services department beginning in 2013.

Investigation of issues at the Property in 2013 involved various District departments, the West Vancouver Police Department (WVPD), Vancouver Coastal Health (VCH) and the Ministry of Children and Family Development (MCFD). It was decided that immediate safety concerns, liveability, and child/animal welfare concerns would take priority.

On January 7, 2014, District staff from multiple departments and a representative of MCFD met with the Owner at 3755 Cypress Bowl Road in West Vancouver. Discussion at that meeting included the need to remediate the Property and immediate safety hazards into a sufficient state to ensure the welfare of the youth on the parcel and to work with the Owner over time to address the remaining non-compliances.

A letter was sent to the Owner, attached as **Appendix D**, providing a checklist of items related to fire safety and bylaws to be remediated, sent by the WVFD Assistant Chief of Fire Prevention on January 29, 2014.

On May 1, 2014, a Bylaw Enforcement Officer confirmed the Property remained in contravention of municipal bylaws, specifically the Good Neighbour Bylaw No. 4380, 2004 and Solid Waste Utility Bylaw No. 4740, 2012. A Good Neighbour Bylaw Notice to Comply letter was mailed to the Owner on May 3, 2014.

The Good Neighbour Bylaw prohibits owners from permitting a nuisance to be caused or to exist on or from their property, or allow it to become or remain unsightly. Examples of nuisance conditions under the Good Neighbor Bylaw include “the accumulation of filth, discarded materials, unwholesome matter, or rubbish of any kind, whether or not for commercial purposes or as part of a trade or calling, including but not limited to dead animals, paper products, crockery, glass, metal, plastics, plastic containers, wire, rope, machinery, tires, appliances, vehicle parts, or any other scrap or salvage, unless the materials are in a closed building or structure such that they are not visible from another parcel or a public place”, and “brush, noxious weeds, and grass in excess of 30 centimetres in length”.

Throughout 2014, Bylaw and Licensing Services staff performed numerous inspections and agreed on benchmarks with the Owner to gradually remediate the non-compliances. Weekly follow ups were agreed upon and signed by the Bylaw and Licensing Services Manager, a Bylaw Enforcement Officer and the Owner on August 22, 2014, to support a tiered remediation and not overwhelm the Owner, attached as **Appendix E**. These initial small weekly clean up tasks were met by the Owner.

However, compliance eventually lapsed, and on December 5, 2015, a Good Neighbour Bylaw Notice to Comply letter was issued to the Owner and sent by mail, with a follow up deadline of December 19, 2015.

On December 21, 2015, a Bylaw Enforcement Officer posted a Good Neighbour Bylaw Order to Comply notice on the Property, after the required tasks were not completed by December 19, 2015. A ticket was

issued to the Owner under the Good Neighbor Bylaw for 'Allow Unsightly Parcel'.

After speaking with the Owner, Bylaw and Licensing Staff provided an extension to the remedial deadline of December 19, 2015. The Owner's primary focus was that District staff during a prior attendance to clean up some materials had erroneously taken a package of screws and bolts required for the Owner to build a shed to store the materials on the Property, thus the Owner was unable to build the shed. Replacement screws were delivered by a Senior Bylaw Enforcement Officer to the mailbox on the Property on February 18, 2016, as a courtesy to the Owner.

Bylaw and Licensing staff attended the Property on July 8, 2016, and observed that the materials and items identified for removal were still scattered on the Property.

The investigation into the continued non-compliances observed on the Property recommenced on January 26, 2021. A Bylaw Enforcement Officer attended the Property and observed that the state of the parcel was in contravention of several municipal bylaws, including but not limited to the Good Neighbour Bylaw, Boulevard Bylaw No. 4886, 2016, and the Solid Waste Bylaw. There was an accumulation of discarded materials, garbage, weather damaged materials, and overgrown vegetation on both the Property and the adjacent boulevard. Additionally, there was a blue tarp covering the roof and a red Toyota 4-door vehicle parked in the front of the Property that was surrounded by potted plants and other materials.

A Good Neighbour Bylaw Notice to Comply letter was mailed to the Owner on February 16, 2021, identifying the issues that required remediation on the Property.

A follow up attendance to the Property was conducted on March 4, 2021, alongside the Bylaw and Licensing Services Manager and a Roads department crew to perform necessary work on the overgrown boulevard vegetation to provide more visible and unobstructed sightlines. WVPD was contacted as the Property and the Building were found to be unsecured. WVPD staff entered the Property and structure and noted that they were only able to access two rooms in the structure as the rest were obstructed by items and inaccessible. The Owner was not present.

After numerous deadline extensions for compliance were provided to the Owner, the District contracted Paul Davis Restoration Services (Paul Davis) to conduct a clean up of the exterior of the property on July 21, 2021, under the Good Neighbour Bylaw. Bylaw Enforcement staff attended alongside staff from Paul Davis to conduct the clean up. The Owner was present on site for the duration of the clean up and expressed agitation with the removal of many materials. This led the Owner to begin to remove items from the rear of Paul Davis box trucks, entering the rear despite the safety hazards present with sharp discarded materials and garbage slated for removal. WVPD were contacted due to these concerns

and attended to speak with the Owner. Clean up began again, however staff and contractors could not safely complete the removal of materials as the Owner was uncooperative. The decision was made to conclude the clean up after completing approximately 10% of the necessary exterior garbage and material removal due to the obstruction of the Owner and safety risks associated with additional removal.

On November 7, 2023, a Senior Bylaw Enforcement Officer and Bylaw and Licensing Services Manager attended the Property alongside a Special Provincial Constable with the BCSPCA. Contact was made with the Owner, and staff performed a walkaround of the Property to specifically identify what was required to come into compliance with municipal bylaws. During this attendance, the Owner stated she was in the process of cleaning up the Property with the goal of selling it, noting that she would need to fix many things with the Property that would require building permits and that her house is slightly tilting. Staff observed additional discarded materials on the Property more fully obstructing safe access on both the front porch, entrance pathway and surrounding parcel area.

A Good Neighbour Bylaw Notice to Comply letter was mailed to the Owner on November 14, 2023, identifying the issues that required remediation on the Property as noted during the on-site walkaround with the Owner on November 7, 2023.

An on-site meeting was conducted with the Owner and Bylaw and Licensing staff on December 6, 2023. Issues requiring remediation, removal, and clean up were explicitly outlined with the Owner. The Owner advised staff through email on December 11, 2023, that the vehicle on the Property was now insured and the required clean up would be completed in a timely manner.

A follow up site inspection was conducted by a Senior Bylaw Enforcement Officer and WVFD Assistant Fire Chief – Fire Prevention on February 21, 2024. Staff observed virtually all required actions to be outstanding. WVFD determined that, due to the accumulation of materials on the Property and observed fire safety hazards, a caution note would be added to their systems to identify that WVFD staff only pursue defensive operations in case of emergency to ensure the safety of first responders.

A Good Neighbor Bylaw Order to Comply notice was posted to the Property on March 4, 2024, identifying the continued hazards and non-compliances, while also including messaging from WVFD regarding the lack of a visible street address, the added caution note for defensive operations, and to ensure clear paths of travel and working smoke alarms, attached to this report as **Appendix F**. Alongside this, a Good Neighbour Bylaw ticket was issued to the Owner for 'Allow Unsightly Parcel.'

A Senior Bylaw Enforcement Officer contacted the Owner over the phone on May 8, 2024, to discuss the outstanding tasks pertaining to the issued Order to Comply notice. The Officer requested that a District Building

Inspector attend the Property with Bylaw staff to perform an inspection of the Building due to the existing scope of non-compliances. The Owner stated that was not necessary.

The Acting Director of Corporate Services received a letter and cheque on May 13, 2024 from the Owner, requesting a retroactive dispute of the issued ticket from March 4, 2024. The Owner requested District staff cease and desist the “high-handed escalation as specific liability has not been established or legitimized”.

A Senior Bylaw Enforcement Officer informed the Owner by email on December 18, 2024, that an inspection of the Property was scheduled for January 17, 2025, to inspect the interior and exterior of the Property with additional District staff and a third-party structural engineer.

On January 15, 2025, the Bylaw and Licensing Services Manager had a phone conversation with the Owner regarding the continued non-compliances, scheduled inspection, and lack of remediation on the Property. The Owner contested the number of District staff proposed for the inspection and questioned why a third-party structural engineer needed to be present and the legitimacy of enforcement. The Bylaw and Licensing Services Manager reviewed the non-compliances again with the Owner, and agreed to move the inspection to January 24, 2025, to accommodate the Owner, which new date was confirmed by email to the Owner on January 17, 2025.

The Director of Planning and Development Services received an email from the Owner on January 22, 2025, asking about the inspection and stating that she believes the Bylaw Manager has imposed this requirement high-handedly without providing adequate substantiation. A response was provided to the Owner on January 23, 2025, outlining additional concerns with the condition of the Property under the Fire Rescue Bylaw No. 5163, 2021 and authority under the Building Bylaw to inspect properties, and clarifying the purpose of involving a third-party structural engineer. Due to the challenges with obtaining the cooperation of the Owner, the inspection scheduled for January 24, 2025, was cancelled.

A District Bylaw and Licensing Clerk received an unsolicited phone call on July 3, 2025, from a contractor who had attended the Property at the request of the Owner. The contractor outlined their concerns raised by observations while on site, including significant mould, a leaking roof, animal welfare concerns, and extreme disrepair.

On September 10, 2025, an inspection of the Property took place under the authority of an administrative entry warrant authorized by section 275 of the *Community Charter*. The results of this inspection are detailed in the above section of this Report.

On December 4, 2025, staff posted a ‘Do Not Occupy’ notice to the Property pursuant to the District’s Building Bylaw. The same day, BC Hydro disconnected the power to the Property at the District’s request due to the observed safety concerns.

Notification was provided to the Owner of the extensive safety issues and non-compliances, as well as the decision to issue a 'Do Not Occupy' order and disconnect the power, by mail and email on December 5, 2025, attached to this report as **Appendix G**.

On December 11, 2025, the Bylaw and Licensing Services Manager attended the Property with staff from Paul Davis to do a brief review of the Property. The exterior of the Property was in virtually the same condition as it was during the inspection on September 10, 2025.

## **7.0 Analysis**

### **7.1 Power to Impose Remedial Action Requirements**

Section 74 of the *Community Charter* permits Council to declare that a building or structure, and matters or things in or about such a building, are a nuisance, or so dilapidated and unclean that they are offensive to the community. Such a declaration may be made where Council reasonably determines that the building and the things about the building are a nuisance or offensive to the community. In the present case, as demonstrated by recorded observations from the September 10, 2025 inspection, the complaints received from community members, and the long history of accumulation of unacceptable amounts of material on site, much of which is refuse, it is staff's view that the Building and the accumulations of materials on the Property around the Building are a nuisance and so dilapidated and unclean as to be offensive to the community.

Section 73 of the *Community Charter* permits Council to determine that a building or structure is in or creates an unsafe condition. As set out in the Rockingham report: the exterior stairs and main floor deck are structurally compromised and present a hazard; the structural integrity of the rear load bearing wood-frame wall is compromised and will continue to rot, settle and tilt horizontally outward over time and is a concern for the long-term safety and habitability of the Building; the second-floor ceiling has significant rot and water damage and could pose a structural hazard should a portion or portions of the ceiling fail and drop to the floor; the front load bearing wood-frame wall of the building at the main and second floor levels exhibits signs of settlement and horizontal movement that are likely due to advanced rot at the base of the wall and at the second floor rim board; a main floor central support beam exhibits signs of advanced rot; the exterior brick chimney at the north side of the Building exhibits signs of advanced deterioration of mortar joints and the construction of the chimney immediately up against to the north wood-frame wall is likely to have caused rot in the wall, while the chimney also exhibits signs of overall instability to resist seismic loads; the full extent of structural damage associated with the latter three items is unknown and is a concern for the long-term safety and habitability of the Building. Other structural concerns may be present but access to fully inspect them is

obstructed by overwhelming accumulation of materials in the Building. Water ingress has damaged the Building and there are signs of mould and vermin, which create health hazards as well as compromising the Building itself. Furthermore, the accumulation of potentially combustible materials both inside and outside the Building, the obstruction of exits, and the vacant and unsecured status of the Building, have been determined by the WVFD to create a continuing fire hazard. For all these reasons, it is staff's view that the Building is in and creates an unsafe condition, and staff recommend that Council make this determination.

Where Council has declared a building to be a nuisance or determined that it is in a hazardous condition, Council may impose a remedial action requirement.

Section 72 of the *Community Charter* provides that Council may impose remedial action requirements on property owners, lessees or occupiers of land. Such actions may include requirements for a person to remove or demolish a matter or thing. Council must require that such remedial actions be carried out within a specified time period, of not less than 30 days from the date that notice of the requirements is provided to the person charged with carrying them out.

Sections 77 and 78 of the *Community Charter* require the District to notify owners and certain other registered charge holders of the Property about Council's decision to impose remedial action requirements. If Council imposes remedial action requirements as recommended herein, staff will send notices to the necessary parties as required under the *Community Charter*.

Under Section 78 of the *Community Charter*, a person affected by remedial action requirements, such as the Owners, may request that Council reconsider the decision and have an opportunity to make representations to Council. The time limit for such a request is 14 days, unless Council makes provision for a shorter or longer period of time. The time period may not be shortened unless there is a significant risk to health and safety if action is not taken earlier. Staff recommends that the standard 14-day time period for reconsideration requests be provided in these circumstances.

If the Owner defaults on carrying out the remedial action requirement within the necessary time period, then pursuant to section 6 of the recommended resolution, District staff may act to complete the remedial action requirement directly, and the costs for so doing may be charged back to the Owner under Section 17 of the *Community Charter*. Any costs associated with the default work that remain unpaid by the Owners as of December 31 in the year they were incurred may be added to the taxes for the Property and be recovered along with the property taxes.

## 7.2 Discussion

Staff recognize that the Owner has performed certain requirements outlined in the tiered remediation plan agreed to in 2015 and taken steps in addressing a small number of non-compliances over the course of District involvement with the Property, such as insuring stored vehicles on the Property and better organizing and clearing the parking area.

Staff have attempted to achieve voluntary compliance and afforded the Owner the time to work through the non-compliances. This approach, however, has not resulted in any substantial remedial work done to the Property, and the situation has significantly worsened to a point where the Property presents such imminent safety concerns that escalation is required.

Although not determinative of Council's own conclusions regarding whether the Building poses a hazard or creates a nuisance, the breaches of the Fire Bylaw and the Good Neighbor Bylaw provide strong indications of the existence of these conditions.

According to publicly accessible BC Assessment information, attached as **Appendix H**, as of July 1, 2024, the Building is valued at \$9,900. Given the state of the Building and Property, the imminent safety risks present, the reported value of the Building, and the scope of work required, any remediation short of demolition and removal would likely be exponentially more financially burdensome to the Owner, if such remediation were even possible at all, in light of the hazardous condition of the Building. Given the nature and extent of these hazards, staff recommend that the only viable option for remediation of the identified contraventions and safety risks is demolition.

## 8.0 Options

### 8.1 Recommended Option

THAT:

Council approves the resolutions as written.

### 8.2 Considered Options

Council may:

- a) Suggest amendments consistent with Part 3, Division 12 of the *Community Charter* as applicable; or
- b) Reject the recommendations.

## 9.0 Conclusion

The hazardous and nuisance conditions on the Property justify and require a remedial action requirement to preserve the public interest in safety and cleanliness.

Author:



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Matthew O'Connor, Manager, Bylaw and Licencing Services

Concurrence



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Kevin Spooner, Senior Manager, Permits and Inspections

Appendices:

- Appendix A: Land Title and Survey Information
- Appendix B: Rockingham Engineering Limited Structural Engineer Report
- Appendix C: WVFD Residential Inspection Summary
- Appendix D: WVFD 2014 Remediation Letter to Owner
- Appendix E: 2014-Tiered Remediation Agreement
- Appendix F: Order to Comply Notice March 4, 2024
- Appendix G: December 5, 2025, Notice to Owner
- Appendix H: BC Assessment Property Information

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# Appendix A

## TITLE SEARCH PRINT

2025-11-28, 13:44:59

File Reference:

Requestor: Laura Alonzi

Declared Value \$156,000.00

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

### Land Title District

VANCOUVER

Land Title Office

VANCOUVER

### Title Number

BE283496

From Title Number

GB80535

### Application Received

1991-10-28

### Application Entered

1991-10-29

### Registered Owner in Fee Simple

Registered Owner/Mailing Address:

YVONNE GABRIELE MISCHKE, 

### Taxation Authority

West Vancouver, The Corporation of the District of

### Description of Land

Parcel Identifier:

011-625-988

Legal Description:

LOT 21 BLOCK 31 DISTRICT LOT 430 PLAN 2103

### Legal Notations

NONE

### Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CB1625628

Registration Date and Time:

2024-10-01 09:29

Registered Owner:

VANCOUVER CITY SAVINGS CREDIT UNION IN TRUST, SEE BL51963  
INCORPORATION NO. FI 97

Nature:

LAND TAX DEFERMENT ACT AGREEMENT

Registration Number:

CB2416422

Registration Date and Time:

2025-10-27 11:14

Registered Owner:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

Remarks:

RESTRICTS DEALINGS

### Duplicate Infeasible Title

NONE OUTSTANDING

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$156,000.00

2025-11-28, 13:44:59

Requestor: Laura Alonzi

**Transfers**

NONE

**Pending Applications**

NONE

# Appendix B



220-145 Chadwick Court  
North Vancouver BC V7M 3K1  
604-250-1544 Cell  
info@rockingham.ca

January 26, 2026

REL Project #: 24-119

District of West Vancouver  
750 17th Street  
West Vancouver, BC  
V7V 3T3

Re: Site Assessment of Single Family Residential Building at 6507 Nelson Avenue, West Vancouver

To Whom It May Concern:

## 1.0 EXECUTIVE SUMMARY

A site assessment was conducted on September 10, 2025 with District of West Vancouver Police, Fire and Bylaw staff in attendance to determine structural defects of the single family residential building located at 6507 Nelson Avenue, West Vancouver (see Figure A of part survey plan). The investigation identified seven (7) distinct and specific hazards related to pervasive moisture intrusion and subsequent material degradation (rot) of wood frame structural elements and deterioration of a brick chimney that included:

1. Advanced rot and partial failure of the wood frame stair treads and stair stringers of the exterior stairway at the front of the building providing access to the main floor wood-frame deck leading to the entrance into the main floor of the building
2. Advanced rot and partial failure of the main floor wood-frame decking members at the front of the building leading to the entrance into the main floor of the building
3. Advanced rot at the base of the rear load bearing wood-frame wall leading to observable settlement and horizontal movement of the wall at the second floor level
4. Advanced rot and water damage noted in the ceilings above the second floor bathroom and bedroom at the rear of the building
5. Suspected rot at the base of the front load bearing wood-frame wall and rot at the main floor rim board leading to observable settlement and horizontal movement of the wall at the main floor and second floor levels
6. Advanced rot of the central north-south wood beam supporting the main floor joists
7. Noticeable damage to the exterior brick chimney at the north side of the building

## 2.0 SCOPE AND OBSERVATIONS

The purpose of this report is to document visible structural defects observed during the site assessment and to provide preliminary engineering conclusions and recommendations regarding the stability and safety of the subject building. This assessment was non-destructive and was based solely on readily observable conditions.

### 2.1 Exterior Stairs - Advanced Rot and Partial Failure

The exterior stairs at the front of the building are the primary means of access to the deck leading to the entrance into the main floor of the building and exhibit signs of advanced rot across key structural components. Furthermore, the stairs are supporting a significant amount of dead load of household items.

#### Observations:

1. The stairs were fully covered and loaded with a significant amount of household items that had to be climbed over to access the deck and entrance into the building (see Photo 1)
2. The 2x12 stair stringer that could be seen showed significant signs of rot and simple probe testing with an awl confirmed that the wood fibers have decomposed to a compromised state, indicating a possible structural failure under an occupancy live load of 40 pounds per square foot as per the British Columbia Building Code 2024 ("BCBC") (see Photo 2)
3. The exposed ends of double 2x6 stair treads that could be seen displayed significant signs of rot confirmed by probe testing indicating a possible structural failure under live load as per the BCBC (see Photo 2)

**Conclusion:** The exterior stairs are structurally compromised and present a hazard, and access must be restricted. If required, temporary shoring should be installed so that all items can be removed from the stairs so that a full structural assessment can be made.

### 2.2 Main Floor Deck – Advanced Rot and Partial Failure

The main floor deck structure that provides access to the front entrance into the main floor of the building exhibit signs of advanced rot across key structural components. Furthermore, the deck is supporting a significant amount of dead load of household items.

**Observations:**

1. The deck was fully covered and loaded with a significant amount of household items that had to be climbed over to access the entrance into the building located at the south end of the deck (see Photo 3)
2. Visible decay and shear failure of the 2x8 ledger supporting the 2x6 wood decking boards was noted at the south end of the deck (see Photos 4 and 5)
3. The south end of the deck has not failed because the failed 2x8 ledger is currently being supported on a non-load bearing wood frame gate that has noticeably bowed outward from the edge of the deck (see Photos 4 and 5)
4. The exposed ends of the 2x6 wood decking boards at the south end of the deck displayed significant signs of rot indicating a possible structural failure under live load as per the BCBC (see Photo 5)

**Conclusion:** The deck is structurally compromised and presents a hazard, and access must be restricted. If required, temporary shoring should be installed so that all items can be removed from the deck so that a full structural assessment can be made.

### **2.3 Rear Load Bearing Wall – Advanced Rot, Settlement and Horizontal Movement**

The rear load bearing wood-frame wall of the building at the second floor level, exhibit signs of advanced rot across key structural components that has led to observable settlement and horizontal movement.

**Observations:**

1. The wall borders a steep slope that extends upwards to the west end of the property, where soil and vegetation have accumulated against the wall over time (see Photos 6, 7 and 8)
2. Water infiltration from the slope has penetrated the wall, causing visible decay of the studs and bottom plates (see Photos 7 and 8)
3. The wall has visibly dropped and has tilted horizontally outwards to the west causing cracks in finishes on the interior side of the wall and binding of an interior door (see Photos 9, 10 and 11)

**Conclusion:** The structural integrity of the rear load bearing wood-frame wall is compromised and will continue to rot, settle and tilt horizontally outward over time and is a concern for the long-term safety and habitability of the structure.

## 2.4 Second Floor Ceiling – Advanced Rot and Water Damage

The ceiling finishes in both the rear bedroom and bathroom at the second floor level exhibit signs of significant water damage.

### Observations:

1. The ceiling finishes of the rear bedroom are stained and cracked from water damage over time due to a past failure in the roofing membrane (see Photo 9)
2. As observed in the rear bathroom, the wood-frame roof structure slopes upward from the top of the rear load bearing wood-frame wall to the front of the building and there is a flat wood-frame ceiling below (see Photo 10)
3. The wood-frame ceiling and wood-frame ceiling finishes above the bathroom are rotten from water damage over time due to a failure in the roofing membrane (see Photo 10)
4. It appears that the original wood-frame sloped roof was replaced with a new wood-frame roof at some point in the past which aligns with the new metal roof installation that was noted (see Photos 10 and 22)

**Conclusion:** The extent of the structural damage to the flat ceiling structure due to rot is unknown and therefore could pose a structural hazard should a portion or portions of the ceiling fail and drop to the floor

## 2.5 Front Load Bearing Wall – Advanced Rot, Settlement and Horizontal Movement

The front load bearing wood-frame wall of the building at the main and second floor levels, exhibits signs of settlement and horizontal movement that are likely due to advanced rot at the base of the wall and at the second floor rim board.

### Observations:

1. We were not able to visually review the base of the wall due to access restrictions
2. The wall has visibly dropped and moved horizontally outwards to the east causing binding in windows on the north elevation at both the main floor and second floor levels (see Photos 12 and 13)
3. This “binding” can be explained as a parallelogram effect, i.e. a rectangular window in a wall that is settling at one end will rotate slowly over time and will appear as a “tilted” rectangle in shape that is more commonly called a parallelogram (see Photos 12 and 13)
4. The horizontal outward movement was also noted at the top of the exterior side of the wall where it intersects the ceiling framing and the section of wall framing above that extends up to support the sloped wood-frame roof (see Photos 14 and 15)

5. The second floor rim board supports the wall above and the second floor deck joists (see Photos 16 and 17)
6. Staining of the underside of the plywood sheathing of the deck near the rim board was noted and is an indication of moisture penetration (see Photos 16 and 17)
7. We were unable to review the top of the deck because it was fully covered and loaded with a significant amount of household items (see Photo 14)

**Conclusion:** The extent of the structural damage to the bottom of the front load bearing wood-frame wall, the second floor rim board and the second floor deck plywood sheathing due to rot is unknown and is a concern for the long-term safety and habitability of the structure.

## **2.6 Main Floor Beam – Advanced Rot**

A main floor central support beam exhibits signs of advanced rot.

### **Observations:**

1. The main floor central support beams support the main floor joist framing and due to the approximately 22-foot width of the building there are likely three (3) separate beams (see Photos 18 and 19)
2. Only the north beam could be viewed from an opening in the north wall so the condition of the other beams could not be viewed
3. The beam appears to be supported on a very short poured in place concrete pier on surface bedrock and the wood rot indicates that water has been present below the beam (see Photos 18 and 19)

**Conclusion:** The extent of the structural damage to the main floor central support beam that could be viewed and the beams that could not be viewed due to rot is unknown and is a concern for the long-term safety and habitability of the structure.

## **2.7 Brick Chimney – Advanced Deterioration of Mortar Joints, Likely Wood Rot and Overall Stability**

The exterior brick chimney at the north side of the building exhibits signs of advanced deterioration of mortar joints and the construction of the chimney immediately up against to the north wood-frame wall is likely to have caused rot in the wall. The chimney also exhibits signs of overall instability to resist seismic loads.

### **Observations:**

1. The mortar joints in the brick chimney have deteriorated over time due to rain (see Photos 20 and 21)

2. It appears that the chimney was constructed directly against the horizontal wood siding on the north wall which is a poor detail that may have led to rot in the wall (see Photos 20 and 21)
3. Two horizontal metal straps appear to have been added around the top of the chimney at the time of the new metal roof installation and attached with one screw each to the metal cap flashing of the newer metal roof (see Photo 22)
4. A “cap” from tar paper was also added over top of the chimney which in our opinion was to prevent water from entering the chimney (see Photo 22)

**Conclusion:** The extent of deterioration of the mortar joints in the chimney and the minimal connection of the chimney to the building exhibits a hazard during a seismic event. The extent of likely rot of the north wood-frame wall at and behind the chimney is unknown and is a concern for the long-term safety and habitability of the structure.

### 3.0 RECOMMENDATIONS

The following actions are recommended:

Item #	Description	Action Required	Urgency
2.1	<b>Exterior Stairs</b>	<ol style="list-style-type: none"> <li>1. Post signage to restrict access to the stairs</li> <li>2. Retain a qualified contractor or use District of West Vancouver staff under the guidance of Rockingham Engineering to further evaluate the stairs to determine if temporary shoring is required</li> <li>3. Remove all household items from the stairs so that a full structural assessment can be made</li> </ol>	Immediate
2.2	<b>Main Floor Deck</b>	<ol style="list-style-type: none"> <li>1. Post signage to restrict access to the deck</li> <li>2. Retain a qualified contractor or use District of West Vancouver staff under the guidance of Rockingham Engineering to further evaluate the deck to determine if temporary shoring is required</li> <li>3. Remove all household items from the deck so that a full structural assessment can be made</li> </ol>	Immediate
2.3	<b>Rear Load Bearing Wall</b>	<ol style="list-style-type: none"> <li>1. No action required in the immediate future but the wall will continue to rot, settle and tilt horizontally outwards over time causing damage to interior finishes</li> </ol>	Monitor

		<ol style="list-style-type: none"> <li>2. If the building is to be habitable in the future, a qualified structural engineer will need to be retained to determine the full extent of the rot and provide structural drawings for repairs</li> </ol>	
<b>2.4</b>	<b>Second Floor Ceiling</b>	<ol style="list-style-type: none"> <li>1. If access is required into the bedroom or bathroom all household debris on the floors are to be removed</li> <li>2. Once debris has been removed from the floors, all portions of damaged ceilings are to be removed to mitigate any hazard from falling ceiling finishes or rotten wood framing</li> </ol>	Monitor
<b>2.5</b>	<b>Front Load Bearing Wall</b>	<ol style="list-style-type: none"> <li>1. No action required in the immediate future but wall will continue to rot, settle and tilt horizontally outwards over time causing damage to interior finishes and windows</li> <li>2. If the building is to be habitable in the future, a qualified structural engineer will need to be retained to determine the full extent of the rot and provide structural drawings for repairs</li> </ol>	Monitor
<b>2.6</b>	<b>Main Floor Beam</b>	<ol style="list-style-type: none"> <li>1. No action required in the immediate future but the beam will continue to rot and settle over time causing damage to interior finishes</li> <li>2. If the building is to be habitable in the future, a qualified structural engineer will need to be retained to determine the full extent of the rot of the beam that could be seen as well as the other beams and provide structural drawings for repairs</li> </ol>	Monitor
<b>2.7</b>	<b>Brick Chimney</b>	<ol style="list-style-type: none"> <li>1. The chimney should be removed in its entirety to mitigate the risk of failure and the chimney falling away from the building during a seismic event</li> <li>2. Once the chimney has been removed the extent of rot, if any, in the north wood-frame wall can be determined</li> <li>3. If significant rot is present and if the building is to be habitable in the future, a qualified structural engineer will need to be retained to determine the</li> </ol>	Monitor but remove at any time

		full extent of the rot in the wall and provide structural drawings for repairs	
--	--	---	--

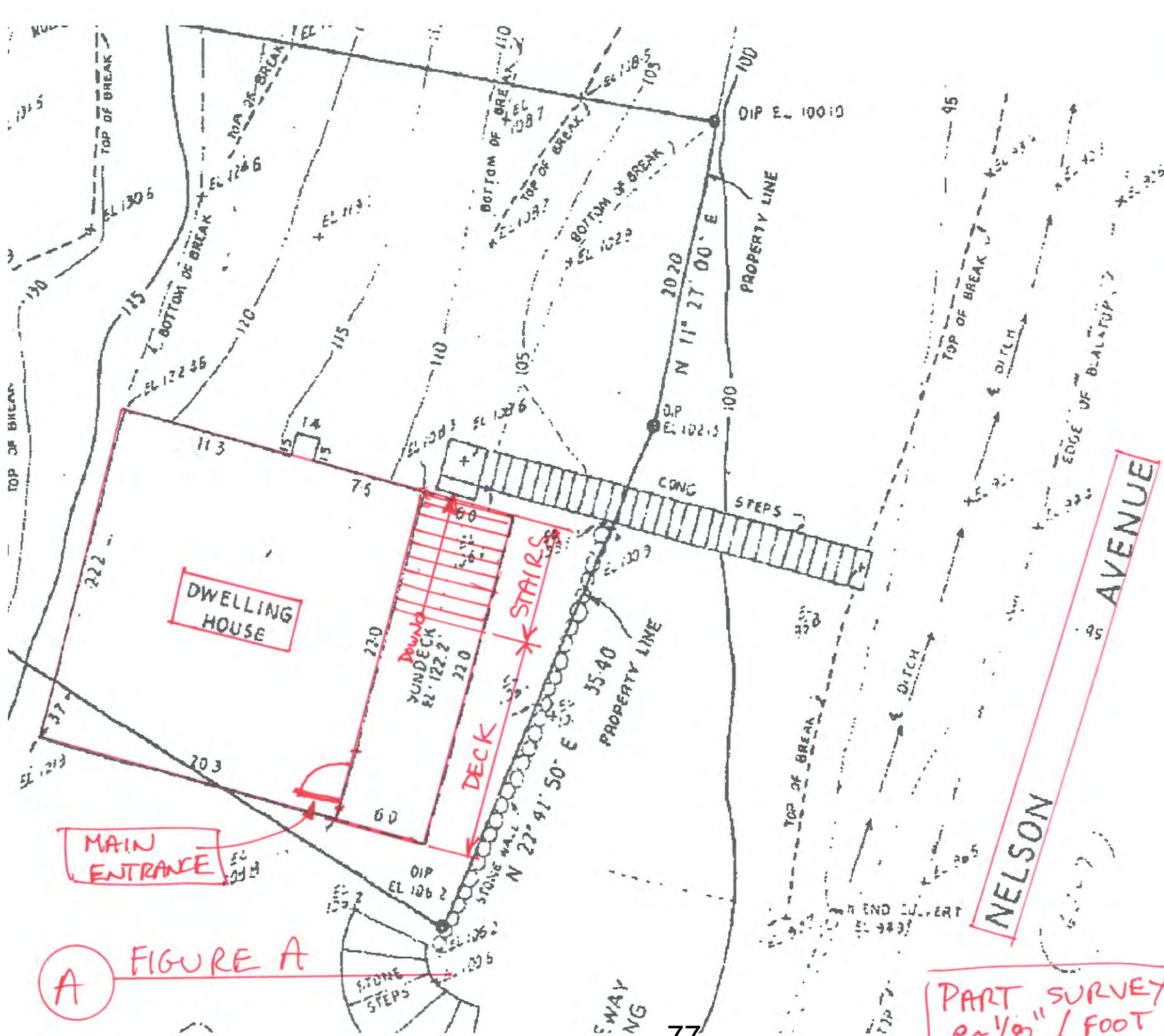
If you have any questions, please contact the undersigned directly at 604-250-1544.

Yours truly,  
**ROCKINGHAM ENGINEERING LIMITED**

*Derek L. Smith, P. Eng.*

---

Derek L. Smith, P.Eng. (EGBC Permit No. 1003317)  
Principal  
DLS/dls  
Encls.



**A** FIGURE A

PART SURVEY  
 $e \approx 1/8''$  / FOOT

Wood rot of 2x12  
stringer and 2x6  
stair treads

See Photo 2 for wood  
rot at bottom of stair

**Photo 1: North-East Corner**



Wood rot of 2x6 stair tread

Wood rot at base of 2x12 stringer

**Photo 2: Base of Stair**



Drop of deck at this corner due to failure of 2x8 ledger

Wood frame gate bowed outward due to drop of deck

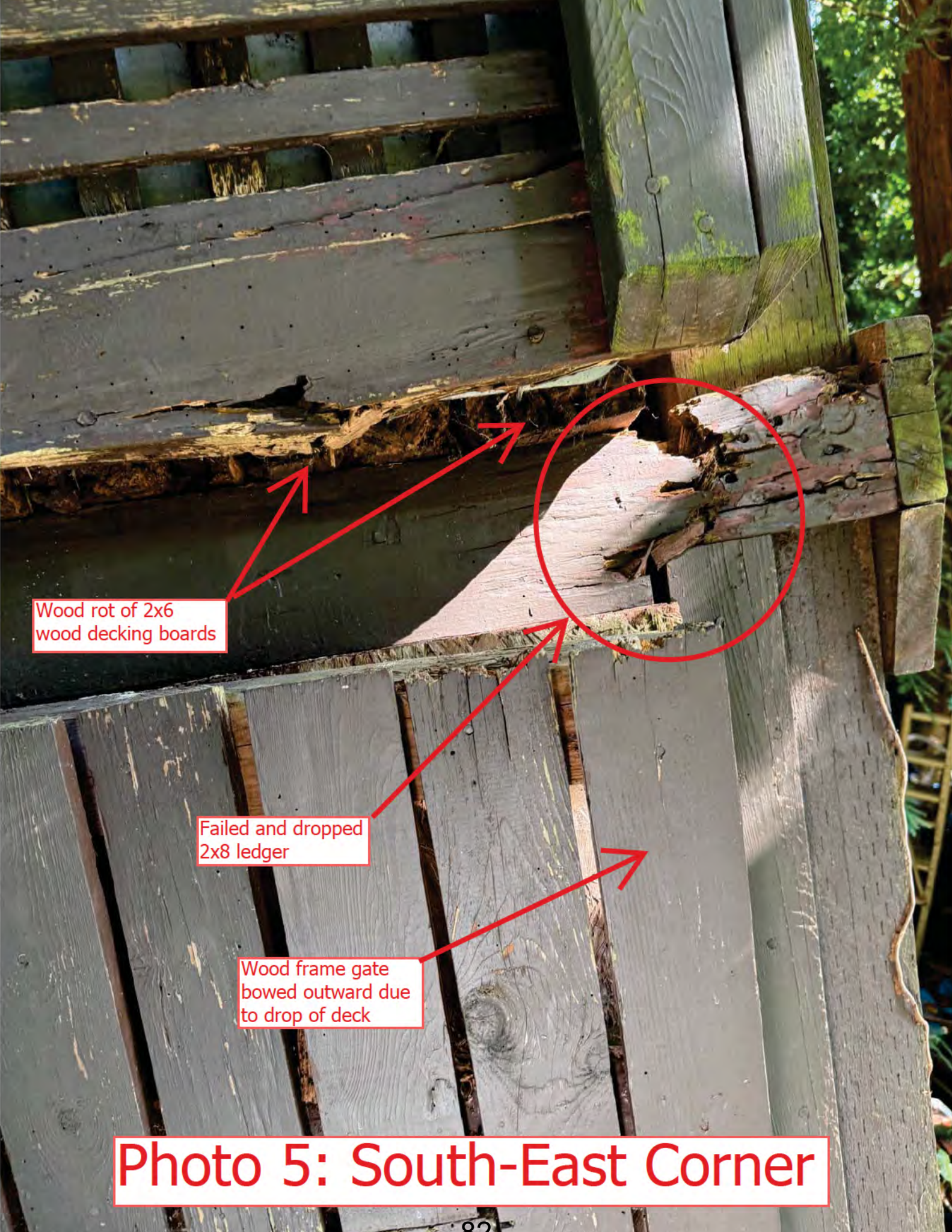
**Photo 3: South-East Corner**



Failed and dropped  
2x8 ledger

Wood frame gate  
bowed outward due  
to drop of deck

**Photo 4: South-East Corner**

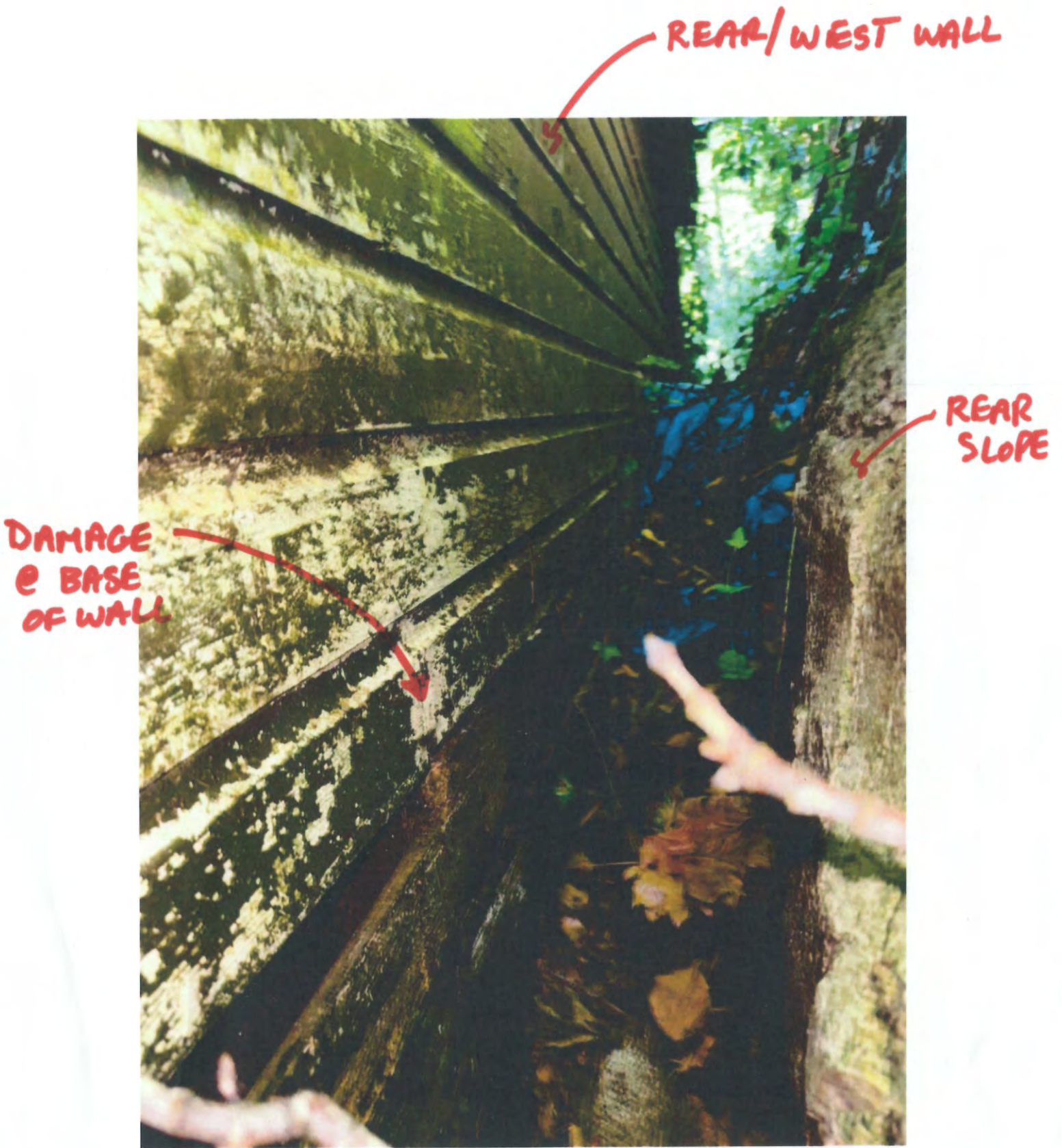


Wood rot of 2x6  
wood decking boards

Failed and dropped  
2x8 ledger

Wood frame gate  
bowed outward due  
to drop of deck

**Photo 5: South-East Corner**



REAR WALL

Photo 6 - LOOKING SOUTH

REAR/WEST WALL



DAMAGE  
@ BASE  
OF WALL

REAR  
SLOPE

REAR WALL

Photo 7 - LOOKING SOUTH

REAR/WEST WALL

DAMAGE @ BASE OF WALL

REAR SLOPE



REAR WALL

Photo 8 - LOOKING SOUTH



FLAT WOOD-FRAME  
CEILING

SIGNS OF  
SIGNIFICANT  
WATER  
DAMAGE

DAMAGE  
TO WALL  
FINISH

REAR/  
WEST  
WALL

2<sup>nd</sup> FLOOR BEDROOM

Photo 9 - LOOKING WEST

SOUTH WALL



NEW PLYWOOD  
ROOF SHEATHING  
ON NEW  
SLOPED  
ROOF  
FRAMING

ROTTEN WOOD-FRAME  
CEILING & CEILING  
FINISHES

REAR/  
WEST  
WALL

DAMAGE  
TO WALL  
FINISHES

2<sup>nd</sup> FLOOR BATHROOM

Photo 10 - AT 2<sup>nd</sup> FLOOR BATHROOM



CRACKING  
DUE TO  
BINDING  
OF  
INTERIOR  
DOOR

2<sup>nd</sup> FLOOR BEDROOM

Photo 11 — LOOKING SOUTH



MAIN FLOOR

Photo 12- LOOKING NORTH



2<sup>nd</sup> FLOOR

Photo 13 - LOOKING NORTH

FRONT/EAST WALL

WALL ABOVE  
TILTING TO  
THE WEST

U/SIDE  
OF  
CEILING  
FRAMING

WALL  
TILTING  
TO THE  
EAST

HINGE  
POINT



2nd FLOOR

DEBRIS ON  
DECK

Photo 14 — LOOKING NORTH



WALL TILTING TO THE WEST

HINGE POINT

U/SIDE OF CEILING FRAMING

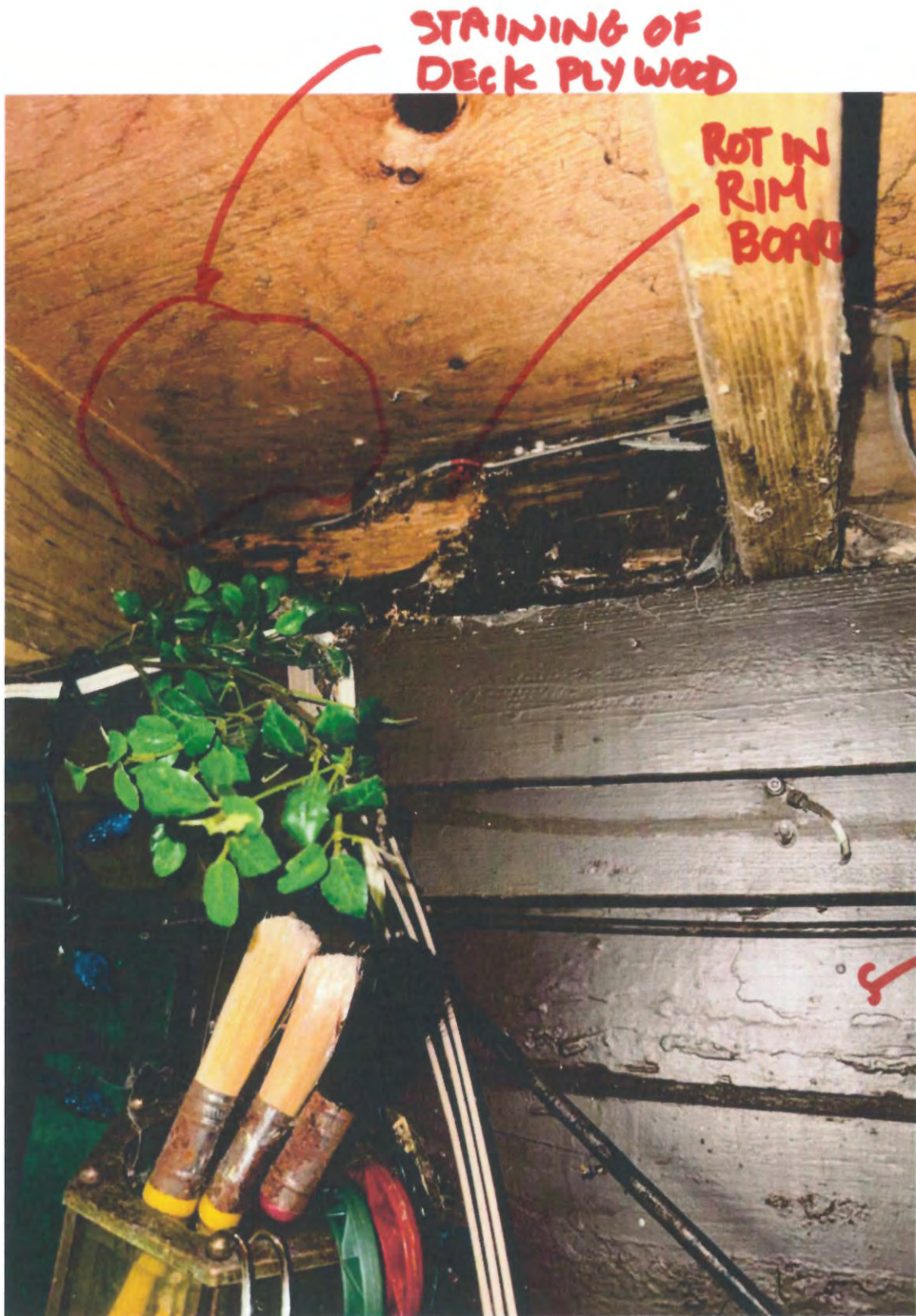
WALL TILTING TO THE EAST

DEBRIS ON DECK

2nd FLOOR

FRONT/EAST WALL

Photo 15 - Looking South



STAINING OF  
DECK PLYWOOD

ROT IN  
RIM  
BOARD

FRONT/  
EAST  
WALL

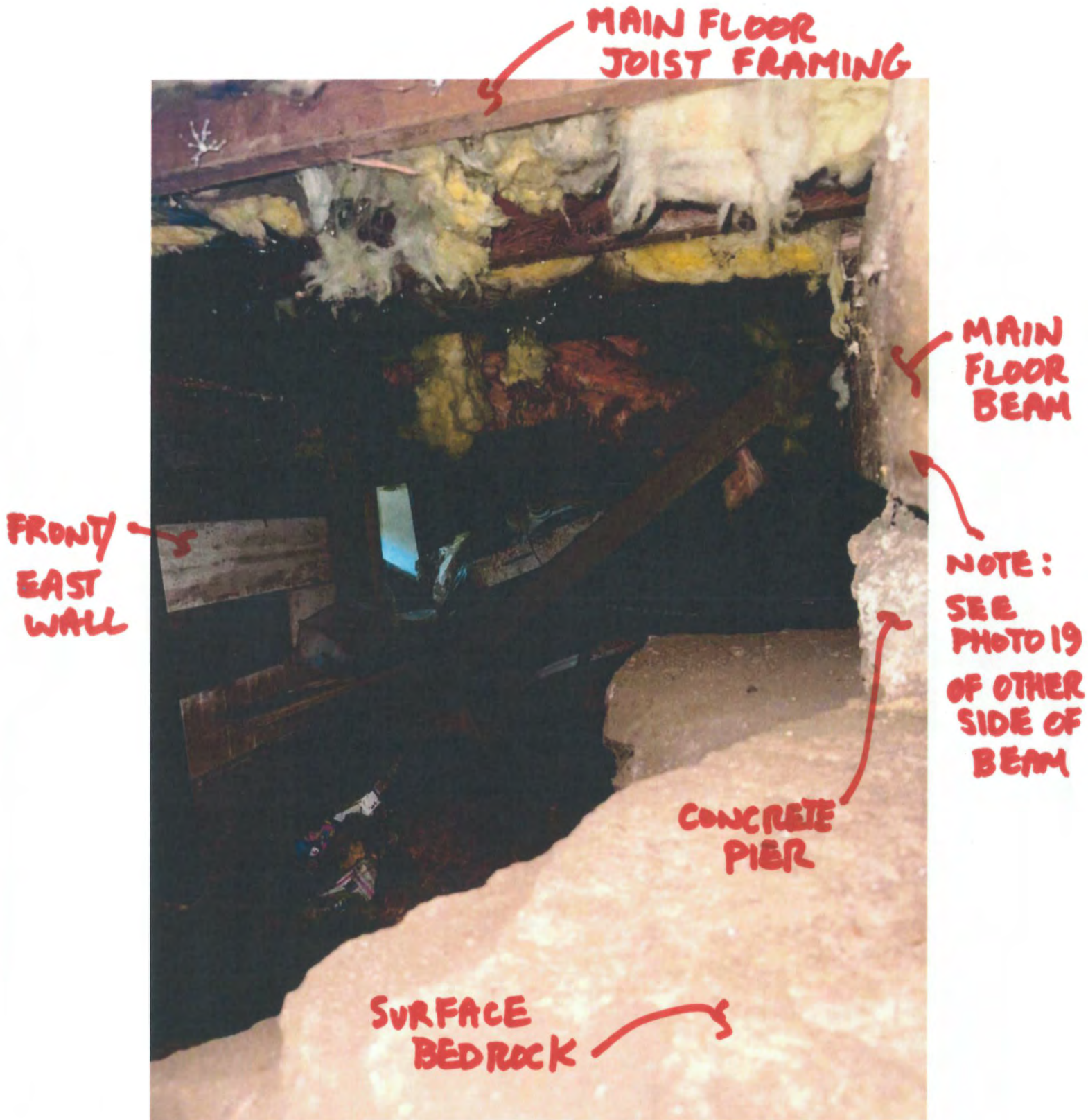
2<sup>nd</sup> FLOOR DECK & RIM BOARD

Photo 16- LOOKING WEST



2nd FLOOR DECK & RIM BOARD

Photo 17 - LOOKING SOUTH-WEST



MAIN FLOOR BEAM

Photo 18- LOOKING SOUTH-EAST

MAIN FLOOR  
JOIST FRAMING



ROT IN  
MAIN  
FLOOR  
BEAM

SURFACE  
BEDROCK

CONCRETE  
PIER BELOW  
BEAM

NOTE: SEE  
PHOTO 18 OF  
OTHER SIDE  
OF BEAM

MAIN FLOOR BEAM

Photo 19 - LOOKING SOUTH

NORTH WALL

MORTAR  
JOINTS  
IN POOR  
CONDITION

CHIMNEY  
AGAINST  
WOOD  
SIDING  
ON WALL



BACK CHIMNEY

Photo 20 - LOOKING EAST



BRICK CHIMNEY

Photo 21 - LOOKING EAST



CHIMNEY "CAP"

"NEWER"  
METAL  
ROOF

CHIMNEY  
STRAPS

BRICK CHIMNEY

Photo 22 - LOOKING EAST

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# Appendix C



FIRE & RESCUE SERVICES  
760 16th Street West Vancouver BC V7V 3S1  
t: 604-925-7370 f: 604-925-5911 e: firedepartment@westvancouver.ca

## RE: 6507 Nelson Avenue – Residential Inspection Summary

### Property and Inspection Context

- Property: 6507 Nelson Avenue, single-family residential building.
- Status: Determined unsafe due to multiple fire and life-safety deficiencies identified through exterior observations and an interior Residential Inspection on September 10, 2025.

### Summary of Findings and Hazards

- Exterior/security hazards:
  - Unsecured front door and windows.
  - Significant combustible materials stored directly against the building envelope and impeding egress.
  - Additional combustible accumulation distributed across the parcel.
  - Overgrown vegetation on the property.
  - Vegetation obscuring the property address.
- Interior fire and life-safety hazards (September 10, 2025, inspection):
  - Materials impeding paths of travel, obstructing ingress/egress, and presenting avalanche risk.
  - Materials covering/obstructing electrical panel, receptacles, and residential heating systems.
  - No visible, functioning smoke alarms or fire detection devices.
  - Stove surface cluttered with debris.
- Structural egress concern:
  - Structural Condition Assessment by Rockingham Engineering Ltd. (September 10, 2025) indicates the building's egress is structurally compromised and at risk of collapse, elevating occupant, and responder risk.

### Public Safety Risk Overview

- The unsecured condition, concealed address, and presence of readily ignitable materials increase the likelihood of fire, unauthorized entry, and delayed detection/response.
- Impaired egress, lack of working smoke alarms, and compromised structural elements create a high-severity life-safety risk to occupants and first responders.

### Attachments

- 6507 Nelson Ave. Residential Inspection Checklist (including interior inspection notes dated September 10, 2025).

Respectfully,

A handwritten signature in black ink, appearing to read 'J. Calder', enclosed in a thin black rectangular border.

Jeremy Calder  
Assistant Chief - Fire Prevention  
West Vancouver Fire & Rescue  
760 16th Street  
West Vancouver, BC V7V 3S1

## Residential Inspection Checklist

Resident Name: YVONNE MISCHKE Date: Sept. 10, 2025  
 Address: 6507 NELSON AVENUE Inspector: Calder 141

**RESIDENT:** The purpose of inspection is to ensure housing is decent, safe, sanitary, and in good repair. Inspector must be able to view, reach, and test all items on inspection checklist.

**INSPECTOR:** Please be mindful of the distinction between hazardous vs. housekeeping.  
 Please record comments and/or deficiencies in specifics.  
 Please rate each room using both the Priority Scale and the Clutter Image Rating Scale.

**START  
HERE**

**THE FOLLOWING SECTION PROVIDES A GUIDE FOR ADDRESSING MINIMUM SAFETY STANDARDS AND HARM REDUCTION.**

<p>The following items must be <b>UNOBSTRUCTED:</b>                  "completely clear of any items"</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> * Minimum of 36" pathways throughout unit</li> <li><input type="checkbox"/> * Smoke detectors, CO detectors, &amp; sprinkler heads</li> <li><input type="checkbox"/> * Toilets, stoves, ovens, refrigerator, washing machine/dryer, open flame heat sources, fireplaces, water unit, a/c, heat thermostats, trash containers</li> <li><input type="checkbox"/> * All doors: including closet, cabinet, pantry, etc. (inspector must be able to open &amp; close doors fully &amp; freely, &amp; be able to latch if applicable)</li> <li><input type="checkbox"/> * Minimum of one unobstructed window in living room &amp; each bedroom for emergency exit</li> <li><input type="checkbox"/> * Egresses - means of exit</li> <li><input type="checkbox"/> * Emergency pull cords - end of cord must be no more than 18" from the floor (if applicable)</li> </ul>	<p>The following items must be <b>ACCESSIBLE:</b>                  "easily able to be reached by inspector"</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> * Electrical panel/outlets</li> <li><input type="checkbox"/> * Windows</li> <li><input type="checkbox"/> * All plumbing fixtures &amp; pipes, including plumbing under all sinks</li> <li><input type="checkbox"/> * All heat sources</li> <li><input type="checkbox"/> * Sinks, bathtubs, &amp; showers</li> </ul>
---	---

1. Living Room <u>-TOP OF STAIRS</u>		Pass (X)	Fail (X)	Inc. (X)	Priority Scale			
Code	Description				Immediate (X)	30 day (X)		
1.1	Electrical outlets accessible		X		X			
1.2	Free of electrical hazards		X		X			
1.3	Windows must be accessible with a minimum of 1 unobstructed window for		X		X			
1.4	Exposed flooring must be clean & free of debris		X		X			

Clutter Image Rating (X)	1	2	3	4	5	6	7	8	9
								X	

2. Kitchen		Pass (X)	Fail (X)	Inc. (X)	Priority Scale			
Code	Description				Immediate (X)	30 day (X)		
2.1	Electrical outlets accessible		X		X			
2.2	Free of electrical hazards		X		X			
2.3	Windows must be accessible		X		X			
2.4	Exposed flooring must be clean & free of debris		X		X			
2.5	Stove, range w/ oven - interior, exterior, & top must be clean & free of debris NO flammable items on or within 6" of stove		X		X			
2.6	Refrigerator & freezer clean, not overfilled, no expired or rotting food		X		X			
2.7	Sink must be functional & show routine use & care		X		X			
2.8	Kitchen area must have a clear & clean space sufficient for food preparation		X		X			
2.9	All pilot lights must be lit (if gas)			X				

Clutter Image Rating (X)	1	2	3	4	5	6	7	8	9
							X		

3. Bathroom		Pass (X)	Fail (X)	Inc. (X)	Priority Scale			
Code	Description				Immediate (X)	30 day (X)		
3.1	Electrical outlets accessible		X		X			
3.2	Free of electrical hazards		X		X			
3.3	Windows must be accessible		X		X			
3.4	Exposed flooring must be clean & free of debris		X		X			
3.5	Sink, toilet, & shower must be functional & show routine use & care		X		X			

Clutter Image Rating (X)	1	2	3	4	5	6	7	8	9
					X				

4. All Other Rooms Used for Living and Hallways			Pass	Fail	Inc.	Priority Scale				
Code	Description		(X)	(X)	(X)	Immediate (X)		30 day (X)		
	4.1	Electrical outlets accessible		X		X				
	4.2	Free of electrical hazards		X		X				
	4.3	Windows must be accessible with a minimum of 1 unobstructed window for emergency exit		X		X				
	4.4	Exposed flooring must be clean & free of debris		X		X				
						X				
						X				
Clutter Image Rating (X)		1	2	3	4	5	6	7	8	9
5. All Secondary Rooms			Pass	Fail	Inc.	Priority Scale				
Code	Description		(X)	(X)	(X)	Immediate (X)		30 day (X)		
	5.1	Electrical outlets accessible		X		X				
	5.2	Free of electrical hazards		X		X				
	5.3	Windows must be accessible with a minimum of 1 unobstructed window for emergency exit		X		X				
	5.4	Exposed flooring must be clean & free of debris		X		X				
						X				
						X				
Clutter Image Rating (X)		1	2	3	4	5	6	7	8	9
6. Building Exterior										
7. Heating and Plumbing			Pass	Fail	Inc.	Priority Scale				
Code	Description		(X)	(X)	(X)	Immediate (X)		30 day (X)		
	7.1	All heating sources must be accessible		X		X				
	7.2	Baseboard heat sources must have minimum 8" of clearance to allow free flow		X	X	X				
	7.3	Open flame heat sources such as furnaces, water heaters, & fireplaces must be unobstructed with a minimum of 36" of free		X		X				
	7.4	All plumbing fixtures & pipes must be accessible		X		X				
	7.5	Air vents (for heating & a/c) must be unobstructed, clean & clear of debris within 12"		X	X	X				
8. General Health and Safety			Pass	Fail	Inc.	Priority Scale				
Code	Description		(X)	(X)	(X)	Immediate (X)		30 day (X)		
	8.1	All interior & exterior stairways & fire escapes must be unobstructed		X		X				
	8.2	Living room & bedrooms must have a minimum of 1 unobstructed window for emergency exit.		X		X				
	8.3	No evidence of infestation			X					
	8.4	Garbage & debris must be removed from unit on routine basis		X		X				
	8.5	Other interior hazards:								
	a.	no trip or fall hazards		X		X				
	b.	no items stored over shoulder height of resident		X		X				
	c.	no avalanche risk		X		X				
	8.6	Air quality: no excessive issue with mold &/or mildew		X		X				
	8.7	No expired or decaying food or garbage (to attract vermin)		X		X				
	8.8	No extension cords under carpets or across floors or rooms of unit			X					
	8.9	No long-term storage of newspapers, magazines, papers, or flammable liquids to cause fires		X		X				
	8.10	No exposed or frayed electrical wiring			X					
	8.11	No inoperable or unregistered vehicles in yard								
	8.12	Emergency pull cord must be unobstructed with end of cord no more than 18" from floor (if applicable)								
	8.13	No excessive pet odor, pet hair, pet	X							
Comments:										

## - Comments

- Obstructed Access to structure
- Building Unsecured - FRONT DOOR AJAR
  - WINDOWS UNLOCKED
  - Appears unoccupied
- Electricity (Hydro) on - Electrical Sockets obstructed
  - Electrical Panel obstructed
  - Electric stove covered with debris
  - Baseboard heating?
- Gas appears to be OFF
- No working smoke alarms
- No clear paths of travel
- Avalanche Risk
- Accumulation of Debris, Garbage, materials around and adjacent to exterior of Property
- Overgrowth of vegetation on property and home increasing Fire Risk to Neighbourhood.
- home is on a steep slope with Forest and residents above

## Fire Hazard

- Unsecured derelict/abandoned structure
- Overgrown and waste on exterior
- Steep slope with residential above
- Forested green space adjacent behind property
- Residential inspection of interior shows Significant Fire Risk.

Clutter Image Rating Scale



COMMENTS:

Interior assessment determines home  
predominately 7-9 on hoarding scale

# Appendix D

January 29, 2014

File: 14.2700

YVONNE MISCHKE  
6507 NELSON AVENUE  
WEST VANCOUVER BC  
V7W 2A5

## **RE: Remediation of 6507 Nelson Ave, West Vancouver, BC**

Dear Ms. Mischke,

Thank you for your ongoing efforts in making your home safer for fire and general life safety by clearing out unnecessary storage items.

This letter will assist you in determining how much reduction in storage is required and also give you some tips on maintaining your home once complete.

Here is a checklist for your convenience:

- Remove remaining storage from utility room that contains furnace and hot water tank.
  - o This will assist the technician with any repairs the appliances might need.
- Create at least one meter of travel width along hallways, staircases and balconies.
  - o This will assist occupants in faster escape should there be a fire.
- Limit vertical storage piles to manageable levels so they cannot tip over onto occupants.
- Have at least one working smoke alarm per level of your home.
- Have at least one working fire extinguisher per level of your home.
- Limit storage items on top of stove to minimize risk of fire.
- Have your home checked for rodent infiltration
  - o Rodents can chew on electrical wiring and cause fires.

Document Number: 628302

- Minimize the use of electric space heaters.
  - o Electric heaters are for light duty use and not designed or rated for constant or whole-house heating.

Here are some non-fire related items that may make your home more comfortable for occupants:

- Have cleaned or remove soiled carpet to reduce the ammonia smell due to pet urine.
- Install a pet door so that cats can use the yard vs. indoor litter boxes for their business.
- Give your home a thorough vacuum clean to reduce dust and insects.
- Clean any mold present off surfaces with a specialized cleaner.
- Thoroughly clean kitchen and the contents of the refrigerator and freezer.
- Remove piano if it is no longer of use to increase the entrance area to the lower bedroom.

Once all of the interior work is done, I recommend you reduce the amount of storage items in your yard to a reasonable level. This will lessen the possibility of complaints from neighbours.

I hope this checklist helps you in completing the great work you have been doing to make your home safer and more comfortable for its residents.

You have our continued support and we are proud of you for your work to date.

Martin Ernst  
Assistant Chief – Fire Prevention Office

ME/kg

## Appendix E

6507 Nelson Avenue  
Property Clean-up  
Meeting Notes: August 22, 2014 4:00pm

On August 22, 2014, Yvonne Michke, Sheryl Leblanc and Sarah Almas met in Sarah Almas's office at Municipal Hall. Michke attended the hall in response to receipt of an Order to Comply and to file notice of dispute on ticket M01805247. Parties discussed file 100276 in a friendly, open and supportive manner.

M01805247 has been cancelled as the wrong copy was issued to Michke. The ticket was not re-issued.

A mutual agreement was reached between property owner of 6507 Nelson Avenue, Yvonne Mishke and Bylaw Officer Sheryl Leblanc and Manager Sarah Almas to make progress on removal of items stored throughout the property.

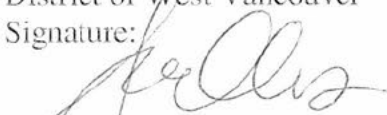
Parties agreed to meet regularly on weekly basis, starting with August 29<sup>th</sup>, September 5<sup>th</sup>, September 13<sup>th</sup> and September 20<sup>th</sup> at 9am at the property. These regular meetings are to ensure progress on the property clean-up to bring the property into compliance and will continue on a weekly basis.

Together, all parties agreed that the first improvement will be to remove the blue tarp and all items stored under it, which is located behind the driveway. (See attached photo). Michke indicated that in order to remove those items, she will make space on the deck and in the home. Michke understands that the home must remain safe. Michke will remove the blue tarp and items under it prior to the meeting on August 29, 2014. The large freezer located in the front yard will also be moved.

It is understood that if progress on the clean-up is not made as agreed, a ticket will be issued. It is in the best interest of all parties to make regular progress on the clean-up without the issuance of tickets, however, if progress is not made a ticket will be issued.

Sarah Almas  
Manager, Bylaw Services  
District of West Vancouver

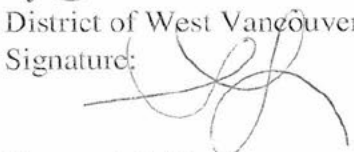
Signature:



Date: August 22, 2014.

Sheryl Leblanc  
Bylaw Officer  
District of West Vancouver

Signature:



Date: AUGUST 22, 2014

Yvonne Michke  
Owner, 6507 Nelson Avenue

Signature:



Date:

August 22, 2014.

769980v1

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BYLAW AND LICENSING SERVICES  
750 17th Street West Vancouver BC V7V 3T3  
t: 604-925-7152 f: 604-925-7451



File 1605-12  
Call 100276

March 4, 2024

MISCHKE, YVONNE GABRIELE  
6507 NELSON AVENUE  
WEST VANCOUVER BC V7W 2A5

Dear Sir / Madam:

## ORDER TO COMPLY

**RE: Property Compliance – 6507 Nelson Avenue**

On November 7th, 2023, a Bylaw Enforcement Officer, Bylaw Manager, and an SPCA officer attended your property and met with you regarding the condition of your property. On November 14, 2023, a Good Neighbour Bylaw Infraction letter was sent outlining the specific tasks to be completed in order to bring the parcel into compliance with the District of West Vancouver *Good Neighbour Bylaw No. 4380, 2004*. These tasks were to be completed by **November 27, 2023**.

On February 21, 2024, a follow up inspection was conducted by a Bylaw Enforcement Officer and West Vancouver Fire Department (WVFD) Inspector. It was observed that the clean up tasks were not completed as outlined.

Pursuant to Part 7 of the West Vancouver *Good Neighbour Bylaw No. 4380*, this is your **Order to Comply**. You are hereby obligated and ordered to remove, store, clean and clear your property as noted below and shown in attached photos, by **March 18, 2024**

1. Remove any accumulation of filth, discarded materials, unwholesome matter, or rubbish of any kind, paper products, crockery, glass, metal, plastics, plastic containers, planter pots, wire, rope, machinery, tires, appliances, vehicle parts, suitcase, or any other scrap or salvage, in and around whole property; unless the materials are in a closed building or structure such that they are not visible from another parcel or a public place.
2. Remove any deposited or stored bottles, broken glass or other rubbish in and around whole property unless the materials are in a closed building or structure such that they are not visible from another parcel or public place.

Good Neighbour Order to Comply: 6507 Nelson Avenue

---

If the obligations stipulated in this **Order to Comply** are not performed by the date herein set out, the District, by its employees and others, may enter the parcel and perform the obligations at your expense.

Bylaw Notice **WV053329** is issued to you for this offence. Your prompt attention to the payment of this ticket is required in order for you to avoid a higher penalty being assessed. If this ticket remains **unpaid or undisputed** after **March 25, 2024** the fine will increase from \$185.00 to \$200.00.

**We estimate the cost of the required works to be not less than \$1500.**

The Bylaw department has noted that there are additional infractions other than those listed in this letter and will continue to follow up with what is required to bring your property into compliance. Continued non-compliance will lead to additional enforcement measures.

Attached are photos of the property and circled in yellow are most of the materials being required to be removed. There are also contravening materials not outlined in these photos that require proper removal, storage, clearing and/or cleaning.

Regards,



A. Rafi  
Senior Bylaw Enforcement Officer  
District of West Vancouver

Enclosed: WV053329, WVFD Notice

Cc: Matthew O'Connor, Acting Manager, Bylaw & Licensing Services

Good Neighbour Order to Comply: **6507 Nelson Avenue**

---

Notice from the West Vancouver Fire Department:

*“Due to the accumulation of materials on this property, a Caution Note has been added to our emergency dispatch system advising crews to be aware of hoarding in your house, to use caution and to consider defensive operations only to ensure the safety of first responders.*

*Ensure you have working smoke alarms and a clear path out of the residence in case of an emergency.*

*If the state of the property is sufficiently improved, we will remove the Caution Note from your property.*

*Your property does not have a visible street address. This may cause a delay in emergency responder attendance to an emergency at your property. Ensure the property address is visible from the street frontage at all times.*

*Thank you,  
Jeremy”*

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# Appendix G

BYLAW AND LICENSING SERVICES  
750 17th Street West Vancouver BC V7V 3T3  
t: 604-925-7152 f: 604-925-7451



File 100276

December 5, 2025

MISCHKE, YVONNE GABRIELE  
6507 NELSON AVENUE  
WEST VANCOUVER BC V7W 2A5

To whom it may concern,

**RE: Municipal Bylaw Contraventions and Safety Concerns at 6507 Nelson Avenue**

District staff conducted an inspection of your property located at 6507 Nelson Avenue on September 10, 2025. Staff observed significant concerns, non-compliances, and safety hazards on both the exterior and interior of the property. As such, after thorough review, a 'Do Not Occupy' order was posted to the property and the power was removed from the property on December 4, 2025, to mitigate some observed hazards. All non-compliances, contraventions, and safety hazards need to be addressed prior to staff reviewing the posted order and reinstatement of power to the property.

Relevant sections of the Good Neighbour Bylaw No. 4380, 2004, Solid Waste Utility Bylaw No. 4740, 2012, Boulevard Bylaw No. 4886, 2016, Fire Rescue Bylaw No. 5163, 2021 and Building Bylaw No. 5340, 2025 are contained below for your reference and understanding of the non-compliances that exist on the parcel. If these issues are not addressed immediately, the District will continue to pursue further action against the property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew O'Connor'.

Matthew O'Connor  
Bylaw and Licensing Services Manager  
District of West Vancouver

9999

## **West Vancouver Building Bylaw No. 5340, 2025**

Relevant sections of the Building Bylaw No. 5340, 2025 provide as follows:

### **Powers**

- 1.3 A Building Inspector may by notice in writing require:
- a) a person who contravenes any provision of this Bylaw to comply with that provision within the time ordered;
  - (j) an Owner to correct any unsafe condition; or
  - (k) an Owner to correct any work that contravenes this Bylaw, the Building Code, or any other enactment.
- 6.5 Every person served with a notice under this Part must comply with that notice within the time ordered, or if no time is ordered, immediately.

### **Do Not Occupy Notices**

- 6.19 A Building Inspector may post a Do Not Occupy Notice on the affected part of the Building or Structure if a person occupies a Building or Structure or part of a Building or Structure in contravention of this Bylaw or the Building Code.
- 6.20 If a notice is posted under section 6.19, the Owner of a property on which the notice was posted, and every other person, must cease occupancy of the Building or Structure immediately and refrain from further occupancy until all applicable provisions of the Building Code and this Bylaw have been substantially complied with and the Do Not Occupy notice has been rescinded in writing by a Building Inspector.

### **Part 28: Unsafe Conditions**

- 28.1 If the supply of electricity or natural gas has been disconnected due to a hazardous or potentially hazardous situation existing in the Building or Structure or part thereof, the supply of electricity or natural gas to the Building or Structure shall not be reconnected and the Building or Structure shall not be occupied until:
- (a) the Owner has applied to the Building Inspector for a special safety inspection pursuant to this part and has paid the required fees;

(b) the Building, Structure or part thereof has been inspected by the Building Inspector and, if considered necessary by the Building Inspector, by the District Fire Chief for compliance with this Bylaw and any other bylaws or Provincial statutes or regulations relating to building, electrical, gas or fire safety;

(c) the Owner has obtained all Permits required to carry out the works necessary to bring the Building, Structure or part thereof into compliance with the bylaws, statutes, and regulations; and

(d) all of the works referred to in subsection (c) have been completed and the Building or Structure has been brought into compliance with bylaws, statutes and regulations.

### **West Vancouver Fire Rescue Bylaw No. 5163, 2021**

Relevant sections of the Fire Rescue Bylaw No. 5163, 2021 provide as follows:

#### **Vacant and Fire-Damaged Buildings**

6.8 The Owner(s) or Owner's Authorized Agent of a vacant or fire-damaged Building must promptly take all steps necessary to secure the Building against the entry of unauthorized persons, including, but not limited to, guarding the Building and securing all openings to the Building, and an area surrounding the Building if so ordered by the Fire Chief, to the satisfaction of the Fire Chief.

#### **Public Safety – Fire Chief/Fire Inspectors**

7.3 The Fire Chief and Fire Inspectors are authorized to:

(a) Enter on property and inspect premises for conditions that may cause a fire, increase the danger or risk of a fire or increase the danger or risk to persons or property from a fire;

(b) Take measures to prevent and suppress fires, including demolition of buildings or other structures and removal or cutting of natural or planted vegetation to prevent the spreading of fires;

(c) Order an Owner(s) or Owner's Authorized Agent to undertake any actions to remove or reduce anything or any condition that is a fire hazard or increases the danger or risk of fire;

## **Fire Hazards**

8.2 A person must not cause a fire hazard.

## **Disposal of Material**

8.3 A person must not:

- (a) Dispose of any liquid, flammable substance or hazardous substance in any manner that could cause a fire hazard;
- (d) Dispose of yard waste or trimmings, trees, branches or any other materials which could cause a fire hazard.

## **Combustible Waste Near Buildings**

8.5 An Owner(s) or Owner's Authorized Agent must not allow Combustible waste materials or garbage to remain adjacent to such Building for longer than forty-eight (48) hours.

8.6 The Municipality may cause the removal of Combustible materials from in and around Buildings and in such event, the Owner of the property must pay the cost of such removal.

## **Indoor and Outdoor Storage**

9.4 An Owner(s) or Owner's Authorized Agent of a Building must in relation to all property they own or control:

- (a) Ensure indoor and outdoor storage is in compliance with the Fire Code and Building Code;
- (b) Not permit Combustible materials to accumulate or be stored in and around Buildings in quantities or locations that constitute a fire hazard;
- (c) Not permit non-Combustible materials such as bicycles and metal ladders to be stored in a Storage Garage or Enclosed Storage Garage unless they can remain in place during a fire without affecting aisles and means of egress and so as not to interfere with firefighting activities;

## **Smoke Alarms**

9.30 Smoke alarms must be:

- (a) Installed in accordance with the Building Code and the Fire Code; and
- (b) Maintained in operable condition at all times and in conformance with CAN/ULC-S552 Inspection, Testing and Maintenance of Smoke Alarms.

## **Orders**

- 12.1 The Fire Chief is authorized to issue an Order to a person requiring the correction of any non-compliance with this bylaw and where a person is delivered such an Order, whether by mail, sign, posting or personal delivery, the person must comply with it, either promptly or, if a time period for compliance is specified, within that time period. Any and all costs and expenses associated with compliance are the responsibility of the property Owner or other person to whom the Order is directed.
- 12.2 Where an Order issued by the Fire Chief is not complied with within the time specified, the Fire Chief may give such notice as the Fire Chief deems sufficient for entry onto the property or premises and carrying out of any remedial work required to bring the property into a safe, compliant condition, including, without limitation:
- (a) Removal and safe disposal of any accumulation of Combustible material;
  - (b) Installation of a fire safety device; or
  - (c) Work to secure a vacant or fire-damaged Building.

## **Obstruction**

- 12.18 A person must not interfere with, delay, obstruct or impede any person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

## **West Vancouver Good Neighbour Bylaw No. 4380, 2004**

Relevant sections of the Good Neighbour Bylaw No. 4380, 2004 provide as follows:

### **5.1 Owner Prohibitions**

- 5.1.1 No person may create or cause a nuisance.

5.1.2 No Owner may permit a nuisance to be caused or to exist on or from a parcel of the owner.

5.1.3 No Owner may allow a parcel owned by the Owner to become or remain unsightly.

5.1.4 Without limiting subsections 5.1.1, 5.1.2 or 5.1.3:

(a) no Owner in respect of a parcel of the Owner may cause, allow or permit the accumulation of filth, discarded materials, unwholesome matter, or rubbish of any kind, whether or not for commercial purposes or as part of a trade or calling, including but not limited to dead animals, paper products, crockery, glass, metal, plastics, plastic containers, wire, rope, machinery, tires, appliances, vehicle parts, or any other scrap or salvage, unless the materials are in a closed building or structure such that they are not visible from another parcel or a public place;

(b) no Owner, in respect of a parcel of the Owner, may permit or cause water to collect or accumulate in an open drain, watercourse, pond, swimming pool, hot tub or as surface water which could become sufficiently stagnant as to permit the breeding of mosquitos which may result in the spread of the West Nile Virus or of other harmful disease bearing insects as deemed affecting public safety as determined by the Medical Health Officer;

(c) no person may deposit or store bottles, broken glass or other rubbish on a parcel unless the materials are in a closed building or structure such that they are not visible from another parcel or a public place;

## **5.2 Property Owner Obligation**

5.2.1 Every person who is the Owner of a parcel must prevent and abate nuisances on or from the parcel.

5.2.2 Without limiting the generality of subsection 5.2.1, every Owner of a parcel must:

(a) remove from the parcel any unsightly accumulation of discarded materials, rubbish of any kind or graffiti;

(b) prevent the infestation of the parcel by noxious or destructive insects;

(c) clear the parcel of noxious or destructive insects;

(d) clear the parcel of brush, noxious weeds listed in Schedule "A", and of grass in excess of 30 centimetres in length;

## **West Vancouver Solid Waste Utility Bylaw No. 4740, 2012**

Relevant sections of the Solid Waste Utility Bylaw No. 4740, 2012 provide as follows:

### **Definitions**

**4.1** In this bylaw:

**"Dangerous Wildlife"** means any mammal not normally domesticated capable of killing or seriously injuring a person or pet, and includes all bears, cougars, coyotes, wolves, foxes, and raccoons.

**"solid waste"** means household generated solid wastes, commercial waste, and demolition/construction/land clearing wastes.

**"wildlife attractant"** means food products and by-products, household garbage, food waste, pet food, bird food, fallen fruit, antifreeze, paint and other edible products or waste that could attract Dangerous Wildlife.

**"wildlife resistant enclosure"** means a fully enclosed structure consisting of walls, roof, and door(s), capable of being securely latched and of sufficient strength and design to prevent access to the contents by wildlife.

### **5.1 Collection and Disposal of Solid Waste**

5.1.1 Every occupant of a property in the Municipality which generates solid waste shall comply with the provisions of this bylaw.

5.1.5 Solid waste generated from a property shall be stored in a solid waste container until collected for disposal.

5.1.9 No person shall leave solid waste or recyclables which include or contain wildlife attractants outdoors where dangerous wildlife may be attracted, or where there is a reasonable possibility of dangerous wildlife being attracted unless the solid waste and recyclables are kept in a wildlife-resistant enclosure.

## **West Vancouver Boulevard Bylaw No. 4886, 2016**

Relevant sections of the Boulevard Bylaw No. 4886, 2016 provide as follows:

### **Landscaping on Boulevards**

- 5.2 No person shall improve any boulevard in such a way as to:
- 5.2.1 Interfere with access to, bury, expose or damage any pipe, hydrant, valve box, service post, manhole or other utility infrastructure;
  - 5.2.2 Pose a hazard or obstruction to vehicles, cyclists or pedestrians using the highway;
  - 5.2.3 Obstruct sight lines from driveways or sidewalks or, when located near an intersection, obstruct driver sight lines from intersecting streets; or
  - 5.2.4 Restrict public access to any public place.
- 5.3 It is a condition of using a boulevard under the authority of Section 5.1 that the owner, at the owner's sole expense, keeps the boulevard in good and safe condition, including removing all litter and debris, pruning, trimming, mowing, weeding and any other activity necessary to maintain the condition required by this Section, and that the owner is at all times in compliance with any relevant encroachment agreement or driveway crossing permit.

### **Other Encroachments on Boulevards**

- 6.1 No person shall deposit any garden clippings or debris or any waste material of any kind on a boulevard.
- 6.3 No person shall, except as authorized by an Encroachment Permit under this Bylaw or a crossing permit under the Driveway Crossings Bylaw, excavate in, construct or maintain any building, structure, or physical object on a boulevard.



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

**6507 NELSON AVE WEST VANCOUVER V7W 2A5**

Area-Jurisdiction-Roll: 08-328-01-0200-000-000



08-328-010200000000 [2019-04-30]

**Total value \$1,282,900**

2025 assessment as of July 1, 2024

Land	\$1,273,000
Buildings	\$9,900
<b>Previous year value</b>	<b>\$1,192,800</b>
Land	\$1,183,000
Buildings	\$9,800

**Property information**

Year built	1937
Description	1 STY house - Basic
Bedrooms	1
Baths	1
Carports	
Garages	
Land size	4013 Sq Ft
First floor area	440
Second floor area	
Basement finish area	400
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

**Legal description and parcel ID**

LOT 21, BLOCK 31, PLAN VAP2103, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT  
PID: 011-625-988

**Sales history (last 3 full calendar years)**

No sales history for the last 3 full calendar years

**Manufactured home**

Width  
Length  
Total area

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