Director	CAO

COUNCIL AGENDA
Date: June 19, 2017 Item: 10.

10.

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

COUNCIL REPORT

Date:	May 31, 2017
From:	Kevin Spooner, Manager of Permits and Inspections Ray Sept, Building Inspector
Subject:	733 20th Street - Community Charter, Section 57 Notice on Land Title
File:	12.2410.01

RECOMMENDATION

Council direct the Municipal Clerk to file in the Land Title Office pursuant to section 57 of the *Community Charter* a notice on title to that property legally described as PID 011-724-935, Lot 12, Block 6, District Lot 775, Plan 4155, which notice shall state that a resolution relating to that land has been made under this section and that further information about it may be inspected at Municipal Hall.

1.0 Purpose

The purpose of this report is to recommend that Council direct that a notice be registered at the Land Title Office in accordance with *Community Charter* Section 57, on the title of that property legally described as Parcel Identifier PID 011-724-935, Lot 12, Block 6, District Lot 775, Plan 4155, with the civic address of 733 20th Street, West Vancouver, B.C. (the "Property").

2.0 Legislation/Bylaw/Policy

Relevant sections of the District of West Vancouver's Building Bylaw No. 4400, 2004 (the "Building Bylaw") provide as follows:

Part 5 General Prohibitions

5.1 No Construction of any *Building* or *Structure*, or part thereof, shall be carried out without a *Permit* being first obtained from the *Building Inspector*

5.2 No person shall tamper with any notice posted or affixed to any *Building* pursuant to any provision of this Bylaw.

5.3 No person shall use or occupy any new *Building* or part thereof until an approval for occupancy has been granted by the *Building Inspector*.

5.4 No person shall do any work that is at variance with approved plans or *Permits*, unless such change has been approved in writing by the *Building Inspector*.

Part 6 Inspector Powers

6.1 The Building Inspector may:

6.1.3 Revoke a *Permit* where it is based on incorrect information, or there is a contravention of this Bylaw, the Building Code, or a *Permit*;

6.1.4 Suspend a *Permit*, by ordering the cessation of work, for a period of time and on terms determined by the *Building Inspector*, where there is a contravention of this Bylaw or a *Permit*;

6.1.5 Order the cessation of work when the project is proceeding contrary to the approved traffic or storm water management plan;

6.1.6 Order the correction of any work where the *Construction* is not in compliance with this Bylaw or the *Building Code*, *Structure* is in an unsafe condition;

Part 7 Owner Responsibilities

7.1 The issuance of a *Permit*, the approval of plans, or inspections made by the Building Inspector do not relieve the *Owner* from full responsibility for carrying out the work in accordance with the approved plans, *Permits*, this bylaw or the *Building Code*.

Part 8 Owner Duties

8.1 Every *Owner* of a property or their Agent *shall*:

8.1.1 Obtain from the *Building Inspector* prior to commencement of work *Permits* relating to *Construction* of *Buildings* or *Structures*, or change in classification of occupancy;

8.1.2 Except for the Construction of a Part 3 Building, give at least 24 hours notice to the Building Inspector and obtain inspection and Building Inspector acceptance of the following aspects of the work prior to covering:

8.1.3 Following completion of *Construction* and prior to occupancy submit *Letters of Assurance* from the respective *Registered Professionals* confirming design and field review responsibilities;

8.1.4 Obtain from the *Building Inspector* a Certificate of Occupancy prior to the occupancy of any new *Building*, after all aspects of the work have received inspection approval;

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Part 9 Building Permits

9.5 Where existing *Structures* have been damaged or demolished such that only 25% of the existing Structure remains above the foundations, the entire Structure shall be demolished.

Part 10 Plumbing Permits

10.8 *Pool* drains are to be connected to the Municipal sanitary sewer.

10.10 A drainage permit is required for the installation and inspection of drain tile, foundation damproofing, building sanitary and storm sewers and on-site building water service lines.

Part 11 Electrical Permits

11.1 Electrical Permits are issued to qualified persons in accordance with the provisions of the *Safety Standards Act* and associated regulations. Electrical Permits may also be issued to a homeowner for work on their own home as per Section 17 of the Electrical Safety Regulation.

11.2 All work is to be done in accordance with the *Canadian Electrical Code*, the *Safety Standards Act* and associated regulations.

Part 12 General Permit Regulations

12.8 The issuance of a *Permit* and the acceptance of drawings shall not prevent the *Building Inspector* from thereafter requiring the correction of any work which is in contravention of this Bylaw and the *Building Code* or other Municipal bylaw;...

Part 13 Occupancy

13.1 No *Building* or *Structure*, or portion thereof, is to be occupied until approval to do so is granted by the Building Inspector and is subject to all *Permits* receiving final inspection approval;...

Subsections 911(9) and 911(10) of the *Local Government Act*, RSBC 1996, c. 232 provide:

Non-conforming uses and siting

911 (9) If the use and density of buildings and other structures conform to a bylaw under this Division but,

(a) the siting, size or dimensions of a building or other structure constructed before the bylaw was adopted does not conform with the bylaw, ...

the building or other structure or spaces may be maintained, extended or altered to the extent authorized by subsection (10).

(10) A building or other structure or spaces to which subsection (9) applies may be maintained, extended or altered only to the extent that

> a) the repair, extension or alteration would, when completed, involve no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started...

3.0 Background

3.1 On October 30, 2013, Mr. Philip Garrow made an application for a building permit to renovate the then-existing small one-storey dwelling on the Property ("the Original Dwelling") and to add an addition on the south side and a garage on the northwest side of that dwelling. **Appendix "A"** to this Report is a copy of a photograph attached to an appraisal report for the property showing the Original Dwelling in August 2013. **Appendix "B"** is a copy of this building permit application (the "2013 Application"). The current registered owner of the Property is Ms. Raven Flello.

3.2 Upon receiving the 2013 Application, District staff contacted the Homeowner Protection Office to determine if, in its opinion, the scope of work amounted to a substantial reconstruction of the existing dwelling and, hence, a "new home" under the *Homeowner Protection Act* and its regulations. The HPO determined that it was a "substantially reconstructed" home and their legislation applied; therefore the 2013 Application had to be amended to add an HPO licenced builder.

3.3 In early February 2014, before review of the 2013 Application was complete, the District received a complaint that demolition was taking place at the Property. On February 12, 2014, District building staff conducted an inspection of the Property and confirmed that work, specifically interior and exterior demolition, had commenced on the Original Dwelling without a building permit.

3.4 District staff posted a stop work order ("the First SWO") on the east face of the Original Dwelling. **Appendix "C"** attaches seven digital photographs of the Original Dwelling being demolished on February 12, 2014.

3.5 On February 27, 2014, building permit number 111480 was issued for the Property based on the amended 2013 Application. A copy of this building permit (the "First Building Permit"), attaching approved plans, appears as **Appendix "D"** to this Report.

3.6 The First Building Permit approved the following work shown on the **Appendix "D"** plans:

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a) the interior renovation of the Original Dwelling;

b) an addition on the south side of the Original Dwelling; and

c) the addition of a garage the northwest side of the Original Dwelling.

3.7 The approved plans in **Appendix "D"** do not show any substantial work to the Original Dwelling, beyond some interior renovations, and do not include the removal of the Original Dwelling from its concrete foundations. The First Building Permit does not give approval for any repair or removal of the foundations under the Original Dwelling.

3.8 The Property is located within the RS-5 zone. The current Zoning Bylaw requires a setback of 7.6 metres for the front yard and 9.1 metres for the rear yard. The Original Dwelling, which was constructed prior to the passage of the current Zoning Bylaw, was located 1.86 metres within the front yard setback and 0.2 metres within the rear yard setback, making it legally non-conforming with respect to siting.

3.9 The approved plans attached to the First Building Permit were marked "No Work to be done on the existing structure (Non-Conforming)". District Building staff specifically made this notation because any unapproved work on the Original Dwelling could result in the loss of the legal non-conforming status and require compliance with the Zoning Bylaw setbacks for the entire building.

3.10 On March 10, 2014, District engineering staff conducted an inspection of the Property and found that the Original Dwelling had been almost entirely demolished, with the remaining portion completely removed from the foundations and placed on the boulevard. The District Building Inspector calculated that only little of the Original Dwelling above the foundations remained intact (although relocated), and all the foundations had been removed. None of this work was shown on or approved by the First Building Permit.

3.11 The state of the Property on March 10, 2014 is show in three photographs attached as **Appendix "E"**. The first photo shows work on the new foundation in the foreground with the floor structure of the remaining portion of the previously existing dwelling barely visible on the left side. The second photo shows the foundation work in the foreground and the remaining part of the floor structure of the previously existing dwelling at the top. The third photo shows the unpermitted foundation work, with part of the floor structure of the previously existing dwelling to the right.

3.12 District Building staff inspected the Property again on March 18, 2014 and took four photographs, attached as **Appendix "F"**, showing the remaining portions of the Original Dwelling, consisting of a portion of a

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stripped frame and attached stripped wall (note the building with scaffolding is on a neighboring property).

3.13 On March 20, 2014 District building staff posted a second Stop Work Order (the "Second SWO") on the east fence of the Property. The photos attached as **Appendix "G"** show the placement of the Second SWO and the condition of the Property on that date.

3.14 The Second SWO was removed by an unknown person. District building staff posted two further Stop Work Orders on the Property on March 21, 2014, both of which were also removed without the District's permission.

3.15 As a result of the substantial destruction of the Original Dwelling, the District determined that legal non-conforming status had been lost, triggering requirements for a demolition permit for the Original Dwelling, new building plans accurately showing the new dwelling and foundations to be built, and a new permit application to authorize these new structures, all before the project could proceed.

3.16 The First Building Permit was cancelled, since the Original Dwelling no longer existed and therefore the work authorized by that permit could not be carried out.

3.17 Due to the destruction of the Original Dwelling and the loss of legal non-conforming status, the Zoning Bylaw now applied with respect to the siting of any new building on the Property. Ms. Flello submitted a new set of plans showing a new dwelling built atop new foundations which encroached into the setbacks. A copy of these plans is attached as **Appendix "H"**.

3.18 The **Appendix "H"** plans were rejected. However, the Second SWO was lifted prior to the issuance of a new building permit, to allow the Petitioner to do some minor work on the forms that complied with the setbacks and to have an electrician install a temporary power pole.

3.19 Ms. Flello then provided the District with a series of plans, all of which continued to show a dwelling being built on foundations within the setback area. These plans were all rejected. Finally, Ms. Flello submitted a set of plans for a dwelling, entitled "The Pretend House", that did not encroach into the setback on any of the plan views (although non-conforming encroachments were still shown on the elevation views).

3.20 District staff annotated the elevation plans to remove the non-conforming areas, clearly marking them to show that no encroachments into the setbacks were permitted, and then issued building permit number 111973 based on these modified plans on April 10, 2014 (the "Second Building Permit") which is attached to this report along with the final annotated plans as **Appendix "I"**.

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3.21 On April 9, 2014, Ms. Flello filed a petition in BC Supreme Court seeking judicial review of the decision to cancel the February 27, 2014 Building Permit. The Petition, supported by an Affidavit sworn by Mr. Philip Garrow who advises that he is Ms. Flello's husband, alleges that more than 25% of the Original Dwelling remained and was used in the construction of the new residence on the Property, and that therefore the changes constituted an "addition or alteration" such that the previous legal non-conforming status should have been preserved.

3.22 The District filed a Response to Ms. Flello's Petition, setting out the basis upon which the First Building Permit had been cancelled. The owner did not pursue the petition and no further steps have been taken in this litigation.

3.23 On May 4, 2014, District staff attended at the Property for an inspection and observed that a heated patio area had been added to the west side of the Property. This work was not part of the plans attached to the April 10, 2014 Building Permit and therefore was not permitted; in addition, the patio was not built in accordance with the BC Building Code since it lacked the proper insulation for the radiant heating slabs. Finally, no geotechnical engineer's site safety letter was posted on site.

3.24 On October 14, 2014 the building department received a letter and email from Mr. Garrow advising that he would be applying for a variance from the Board of Variance to authorize his previously proposed building plans that encroached in to the zoning setbacks.

3.25 To the District's knowledge, no such application has been made.

3.26 On April 16, 2016, District staff received a phone call from a neighbor of the Property, complaining that pool water was being pumped from the Property on to the neighbor's property. Bylaw staff attended to investigate, but the complained-of behavior had ceased.

3.27 On March 1, 2017, the District received a complaint letter from two neighbors of the Property, regarding inadequate management of underground and surface water drainage of the Property. Specifically, this letter identifies issues arising from a leaking hosepipe bib; excess impermeable surface area in the back yard, contrary to the Property's approved stormwater management plan; and a pool constructed on the Property without any drainage facilities, meaning that to be emptied, the pool must be illegally drained into the storm sewer or on to neighboring properties. A copy of this complaint letter, with photographs of the offending items, is attached to this Report as **Appendix "J"**.

3.28 On April 4, 2017, District bylaw and planning staff attended at the Property to conduct an inspection. A new residential building had been constructed on the Property (the "New Dwelling"). A picture of the New

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Dwelling is attached as **Appendix "K"**. Staff observed furniture inside, lighting on and luxury vehicles periodically parked in the garage, leading staff to the conclusion that the New Dwelling may be occupied, with no occupancy permit.

3.29 During the April 4, 2017 inspection, at the rear of the Property, District staff observed a hosepipe bib leaking a significant amount of water, which had flooded the back yard of the Property approximately 6 to 8 inches deep. The leakage was flowing across an electrical outlet and wiring, creating an electrocution hazard. An in-ground pool had been constructed in the back yard and was half full of stagnant, dirty water. District staff also noted that green mould or algae was visible through the windows on the interior carpet of the basement level, likely as a result of the standing water having also flooded the house.

3.28 **Appendix "L"** to this report shows three photographs taken by District staff during this inspection.

3.29 On April 4, 2017, after the inspection, District staff received a call from Mr. Garrow, who advised that the leak would be fixed and the pool emptied the next day. District staff re-attended at the Property on April 6, 2017 and observed that neither had been done. Two photographs of the state of the Property on April 6, 2017, taken by District staff, are attached as **Appendix "M"**.

3.30 District staff investigated the history of the Property and determined that no inspections had been done since May 4, 2014, and that no occupancy permit had been issued for the New Dwelling.

3.31 On April 10, 2017, District Bylaw staff contacted Mr. Garrow and requested access to the interior of the New Dwelling to determine compliance with the Building Bylaw. Mr. Garrow advised that his wife Ms. Flello would provide access on April 13, 2017. Later in the day, Mr. Garrow sent an email from his company account at ADC Homes Ltd., attaching pictures of the rear of the Property showing that the leak had been fixed and the pool had been drained.

3.32 On April 12, 2017, Mr. Garrow contacted the District to advise that his wife would not be available to provide interior access for the inspection the next day.

3.33 On April 13, 2017, District bylaw, permitting and building staff attended at the Property and conducted an exterior inspection only. Staff determined that the New Dwelling had not been built in accordance with the Zoning Bylaw or the Second Building Permit, in that the foundations and structure encroach into the required setbacks. These encroachments extend even further into the setback area than did the previous legally non-conforming Original Dwelling. A diagram showing

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the approximate dimensions of the New Dwelling compared to the approved footprint in the Second Building permit (shown as red cross-hatched area) and the footprint of the Original Dwelling (the blue hatched outlined area) is attached as **Appendix "N".**

3.34 District staff posted a Stop Work Order on the Property (the "Third SWO"). Photographs of the Property taken during the April 13, 2017 inspection, including of the Third SWO, are attached as **Appendix "O"**.

3.35 On April 18, 2017, Mr. Garrow spoke to District staff via telephone and confirmed that he had seen the Third SWO posted on the Property. Mr. Garrow advised that he would be speaking with his lawyer before permitting an interior inspection, since he was unsure under which of the two previously issued building permits the inspection would be conducted.

3.36 On April 19, 2017, District staff attended at the Property and posted a 24-hour Notice of Inspection.

3.37 On April 20, 2017, District building inspection and bylaw staff attended at the Property and conducted an inspection. Mr. Garrow was present and permitted interior access to the New Dwelling. Attached as **Appendix "P"** are 19 photographs taken by District staff during this inspection.

3.38 Some deficiencies noted during the April 20, 2017 inspection, in addition to those noted in previous inspections, include:

a) Electrical: no record of rough wire inspection for any low voltage work, no GFCI protection for fixtures, protective covers missing from exterior fixtures and relays, insufficient clearance for electrical panels, fixed equipment being improperly fed from flexible cabling, missing spa pump chassis bonding and leakage current collectors for all water inlets or outlets of spa, 12/2 teck cable not appropriately terminated, Loomex cabling not terminated, Loomex impermissibly installed underground, pot lights in shower stalls not waterproofed.

b) Heating: no certificate of installation

c) Sprinklers: no flow report or Schedule CB submitted, no alarm test results provided

d) Drainage: sanitary, water and storm services could not be inspected due to build; main sump lid improperly covered; deck drains improperly covered, lower courtyard drain plugged

e) Plumbing: no certification for floor mount vessel sinks, mechanical room floor drain grate not flush with floor surface, spa drain standpipe shorter than the required 24", cleanouts for sinks not accessible, unable to locate pressure reducing valve for toilet

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connected to sprinkler system water, shower valve cover plate has gaps exposed to water leakage.

This is not meant to be and is not a complete list of all deficiencies.

3.39 District staff also observed that bleach appeared to have been dumped over the basement carpeting which had been covered in visible green mould or algae during previous inspections. Further non-visible mould issues in the New Dwelling may exist as a result of the prolonged unaddressed flooding.

Inspections required during the construction of a new building have not been completed. These required inspections include:

Missed Building Inspections:

a) Slab inspection for house (initially rejected May 2,2014 and never recalled)
b) Pool form inspection.
c) Slab inspection for garage.
d) Frame inspection for house and accessory building.
e) Insulation inspection.
f) Final inspection for house, accessory building and pool

Missed Electrical Inspections:

g) Pool bonding inspection
h) Pool shed rough wire inspection
i) Pool shed underground cable/conduit feeder inspection
j) Pool conduit inspection
k) Landscape conduit/cable inspection
l) Final inspection
m) Low Voltage rough wire inspection
n) Low Voltage final inspection

Missed Plumbing Inspections:

o) Hot water heat rough-in inspection (rejected May 2,2014 and never re-inspected)
p) Storm sewer rough-in
q) Sanitary sewer rough-in
r) Water service rough-in
s) DWV above ground rough-in.

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t) Water pipe rough-in

u) Tubs and showers rough-in

v) Sprinklers rough-in

w) Sprinkler frost protection

x) Pool sump

y) Final plumbing

z) Final sprinkler

aa) Final hot-water heating

bb) Final drainage

cc) Final pool

4.0 Analysis

4.1 **Work Done Without Permit** – The construction of the New Dwelling at 733 20th Street has taken place without the required building inspections and in a configuration which does not accord with either the issued building permit or the Zoning Bylaw setback requirements:

In addition to these unpermitted structures, the construction of the New Dwelling has serious deficiencies. Due to Ms. Flello's failure to call for required inspections during the construction process, the New Dwelling may have additional latent structural or other deficiencies which cannot be identified without substantial deconstruction of or damage to the New Dwelling.

4.2 **Discussion** – Subsection 57(1)(b) of the *Community Charter* permits the filing of a notice in the land title office if a building inspector "discovers that something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw" and "the permit was not obtained or the inspection not satisfactorily completed".

It may not be clear to prospective purchasers that the New Dwelling was not built in compliance with the Building Bylaw or the BC Building Code. A prospective purchaser may erroneously conclude that the District permitted or now tolerates the construction, either because of the age of the New Dwelling or because the New Dwelling is confused with permitted work.

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Registering a *Community Charter* Section 57 notice on the title of 733 20th Street should alert the public and prospective purchasers of the failure to call for or pass inspections and related deficiencies. Notified persons would be directed to Municipal Hall where they could obtain copies of the building file for 733 20th Street and this report. **For this reason, the Manager of Permits and Inspections is recommending to Council that a *Community Charter*, Section 57 notice be placed on the land title of this Property.**

4.3 **Consultation** - Municipal Solicitors. The District is seeking to provide a copy of this report to the property owner to allow for sufficient notice prior to Council consideration of this report on June 19, 2017.

4.4 Sustainability – Not Applicable

4.5 Public Engagement and Outreach – Not Applicable

4.6 Other Communication, Consultation, and Research – Not Applicable

5.0 Options

5.1 Recommended Option

Council may approve the resolution as written (recommended), or suggest amendments consistent with section 57 of the *Community Charter*.

5.2 Considered Options

- Council may approve the resolution as written (recommended)
- Council may suggest amendments consistent with section 57 of the *Community Charter*
- Council may decline to direct the placement of a s. 57 notice on the property
- Council may direct staff to consider and report back on additional enforcement options

6.0 Conclusion

A house has been constructed on the Property contrary to the approved building permit plans, and almost entirely without inspections and inspection approvals. It is highly recommended that Council place a s. 57 notice on title to the property to warn potential purchasers of the Property that the house has not been built in accordance with the building permit or building bylaw requirements.

212.12

Author: _____
Kevin Spooner Manager of Permits and Inspections

Concurrence: _____
Ray Sept, Building Inspector

Appendices:

Appendix A – Photograph showing the Original Dwelling in August 2013
Appendix B – October 30, 2013 Building Permit Application
Appendix C – 7 photographs of Original Dwelling being demolished on February 12, 2014
Appendix D – February 27, 2014 Building Permit No. 111480
Appendix E – 3 photographs showing the Property on March 10, 2014
Appendix F – 4 photographs showing remnants of Original Dwelling on March 18, 2014
Appendix G – 5 photographs showing Second SWO and the Property on March 20, 2014
Appendix H – Plans showing new dwelling built atop non-conforming footprint, within the setbacks
Appendix I – Building permit number 111973 issued April 10, 2014
Appendix J – March 1, 2017 complaint letter and photographs
Appendix K – Photograph of New Dwelling
Appendix L – 3 photographs taken during April 4, 2017 Inspection
Appendix M – 2 photographs taken during April 6, 2017 Inspection
Appendix N – Hand-drawn plan showing encroachment of New Dwelling and Original Dwelling into setbacks
Appendix O – 4 photographs taken during April 13, 2017 inspection
Appendix P – 19 photographs taken during April 20, 2017 inspection

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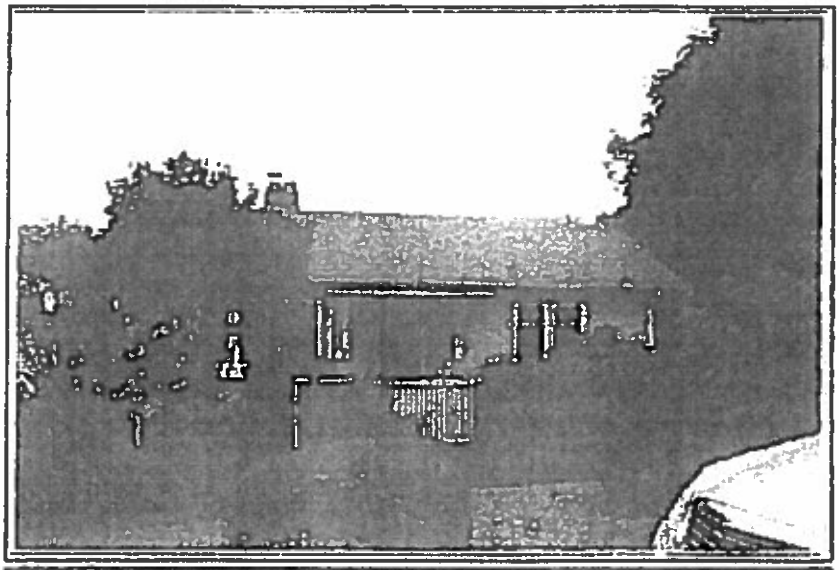
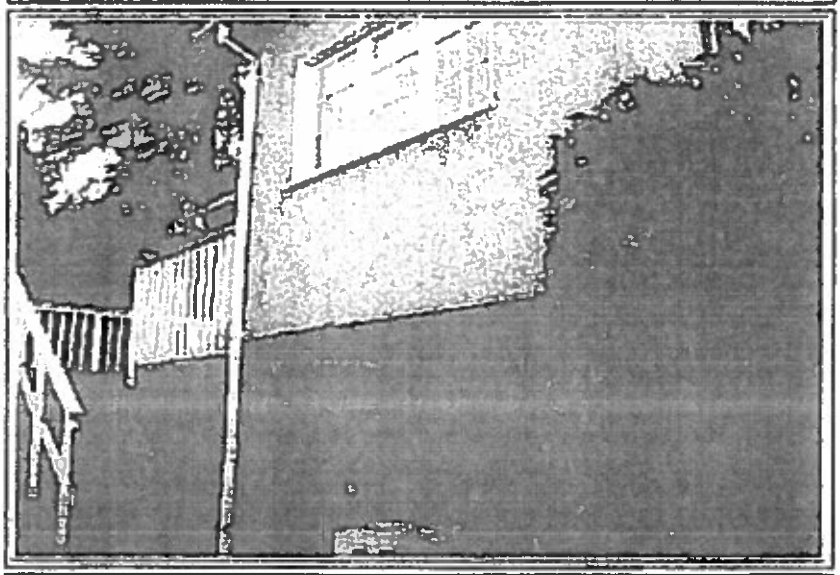
APPENDIX A

Borrower: 8862225 BC Ltd			File No.: 35870A1
Address: 733 20th St.			Case No.:
City: West Vancouver	Prov: BC	P.C.: V7V3Y8	Lender: Mr. Garrow



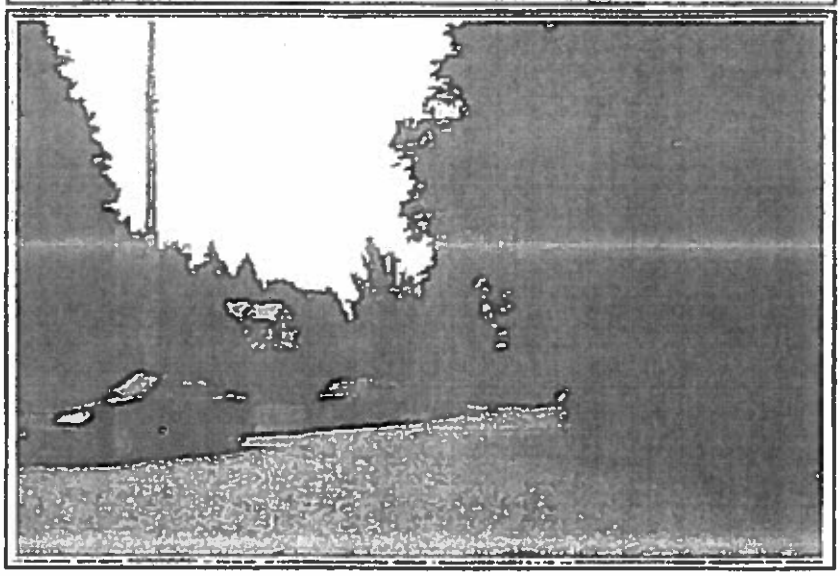
Subject Property
Front View

Photo Taken Aug. 15, 2013



Subject Property
Rear View

Photo Taken Dec. 18, 2012



Street Scene

Photo Taken Aug. 15, 2013

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APPENDIX B

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PERMITS & INSPECTIONS DEPARTMENT
750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
t: 604-925-7040 f: 604-925-7234 e: inspections@westvancouver.ca

BUILDING PERMIT APPLICATION FORM FOR SINGLE TWO FAMILY DWELLINGS

Proposed Work:
- ☐ New Construction - Demolish Existing Building? Yes ☐ No ☐
- ☑ Addition
- ☑ Alteration - Internal Only Yes ☐ No ☐
- ☐ Pool
- ☐ Retaining Wall
- ☐ Garage/Carport
- ☐ Other

Office Use
Folder: #BP 111480
Folder: #BP
Zoning: RS-5
Heritage: —
LUC/DVP/DP/EDP: —
TMP submitted Yes ☐ No ☐
SWMP submitted Yes ☐ No ☐
Blvd. info submitted Yes ☐ No ☐

Date: ~~October 30, 2013~~

Description of Work: ADD/ALTERATION/NEW GARAGE

Address of Job: 733 20TH STREET, WESTVAN

Does the application require a variance? Yes ☐ No ☑
Does the property contain a Creek or Watercourse? Yes ☐ No ☑
Is the property within 15 m of the top of bank of a Creek or Watercourse? Yes ☐ No ☑
The answering of Yes to the above will require an Environmental Development Permit

Property Owner(s): RAVEN FUELLO
Address: 200-100 PARK ROYAL S WVAN Postal: V7T1A2
Phone: 888 892 8116 x 101 E-mail: adc.homes@gmail.com

Architect/Designer: ADDC HOMES LTD
Address: 200-100 PARK ROYAL S WVAN Postal: V7T1A2
Phone: 888 892 8116 x 101 E-mail: adc.homes@gmail.com

Contractor: ADDC HOMES LTD.
Address: 200-100 PARK ROYAL S, WESTVAN Postal: V7T1A2
Phone: 888 892 8116 x 101 E-mail: adc.homes@gmail.com

Project Site Contact Name: PHIL GARROW Cell: 6047106552
Phone: 888 892 8116 x101 E-mail: adc.homes@gmail.com

Construction Value $ 280,000
Subject to correction after plan review

Applicant: ☐ Owner ☐ Architect/Designer ☑ Contractor ☐ Agent (tick one)
Applicant (Print Name): PHIL GARROW
Phone: 888 892 8116 Cell: 6047106552 E-mail: adc.homes@gmail.com
Signature:

THE PERMIT APPLICATION FEE IS NON-REFUNDABLE
THIS APPLICATION IS VOID IF A PERMIT IS NOT OBTAINED WITHIN 6 MONTHS OF THE DATE OF APPLICATION.

Freedom of Information and Protection of Privacy Act: personal information contained on this form is collected under the Freedom of Information and Protection of Privacy Act and the Community Charter and will be used for the purpose of processing your permit application. If you have any questions about the collection, use or disclosure of this information, please call the Legislative Services Department at 604-921-3497.

Permits Counter 1
Receipt: 548527
Dated: Oct 30, 2013
Station: PERMITS/LAUREN
Oct 30, 2013
12:37:16 PM
CHECK FLEI LD. RAVEN MICHAEL 1,565.00
CHECK 1,565.00
CHECK 1,565.00

657767v3

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HOMES 3.

BP111480

#200 - 100 Park Royal South
West Vancouver, BC
V7T 1A
Local DID + 1.888.892.81
Local Fax + 1.888.396.3692
Web www.ADDC-Homes.ca

DISTRICT OF WEST VANCOUVER
750 17TH STREET
WEST VANCOUVER, BC
V7T1A2

ATTENTION: MR. RAY SEPT

RE: A/A PERMIT APPLICATION- 733 20TH STREET, WEST VANCOUVER

Please find enclosed the following required documents in support of the permit application previously submitted:

(1) Building Envelope Schedules (including physically attached but detached under By-Laws garage)
(2) Sealed structural drawings and schedules
(3) Geotechnical Schedules
(4) Determination from the Homeowner Protection Office that the proposed addition does not result in a reconstructed dwelling under the Act.

We trust the enclosed is satisfactory. Should anything further be required, please do not hesitate to contact the undersigned at (604) 710-6552

Sincerely

Phil Garrow
per 0952225 BC LTD

RECEIVED
JAN 02 2014
District of West Vancouver
Permits Dept.

212.18

4.

New Home Registration Form

Homeowner Protection Office
Branch of BC Housing

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.

A. BUILDER INFORMATION

Form: 272969

Licence Number: 20264 **Expiry Date:** July 31, 2014

Company Name: Tash Engineering Ltd.

B. PROPERTY INFORMATION

Civic Address: 733 20Th Street

City/Town: West Vancouver **Province:** British Columbia **Postal Code:**

PID: 011-724-935

Legal Description: lot 11 , block 6 , dl. 775 , plan vap4155

Owner(s) of the Property: ms raven flello

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FEB 25 2014
District of West Vancouver
Permits Dept.

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 1

Type of New Home: Single

D. PROOF OF HOME WARRANTY INSURANCE

Certified and sealed by warranty provider:

Seal:

Warranty Provider: Travelers Insurance Company of Canada

Builder Warranty No.: 00001013

Insurance No.: 80195037

TRAVELERS

Warranty Provider Seal Date: February 18, 2014

E. BUILDING PERMIT INFORMATION

To be completed by municipality or regional district and returned to the HPO:

Municipality or Regional District: DISTRICT OF WEST VANCOUVER

Permit issued to: FINAL CARD 2/27/14.

Date Issued: (month/day/year) 2/27/14

Permit No.: BP111480

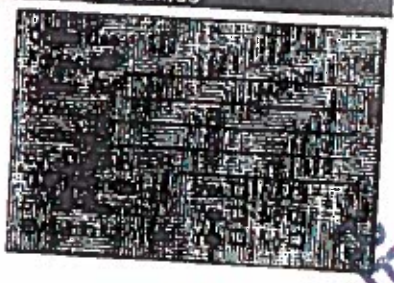
Correction to civic address, type of new home or other information, if applicable:

212.19

PERMITS & INSPECTIONS DEPARTMENT
750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
t: 604-925-7040 f: 604-925-7234 e: inspections@westvancouver.ca

BUILDING PERMIT APPLICATION FORM FOR SINGLE, TWO FAMILY DWELLINGS

Proposed Work:
- ☐ New Construction - Demolish Existing Building? Yes ☐ No ☐
- ☑ Addition
- ☑ Alteration - Internal Only Yes ☐ No ☑
- ☐ Pool
- ☐ Retaining Wall
- ☐ Garage/Carport
- ☐ Other



RECEIVED
FEB 27 2014
District of West Vancouver
Permits

Date: 26 FEB. 2014

Description of Work: ADDITION/ALTERATION

Address of Job: 733- 20TH ST.

Does the application require a variance? Yes ☐ No ☐
Does the property contain a Creek or Watercourse? Yes ☐ No ☐
Is the property within 15 m of the top of bank of a Creek or Watercourse? Yes ☐ No ☐
The answering of Yes to the above will require an Environmental Development Permit

Property Owner(s): RAVEN FLEURY
Address: 200-100 PARK ROYAL S. W. VAN. Postal: V7T
Phone: 8888928116 Cell: 6047106552 E-mail: ADC.HOMES@GMAIL.COM

Architect/Designer: ADC HOMES LTD.
Address: 200-100 PARK ROYAL S., W. VAN. Postal: V7T
Phone: 8888928116 Cell: 6047106552 E-mail: ADC.HOMES@GMAIL.COM

Contractor: TASH ENG. LTD. (PROJECT MANAGEMENT)
Address: 221-[illegible] AVE., N. VAN. Postal: V7P 2R4
Phone: 604[illegible] E-mail: TASHENG@TELUS.NET

Project Site Contact Name: DAVID JOLIE
Phone: 778 8814890 Cell: E-mail: TASHENG@TELUS.NET

Construction Value: $ 280,000
Subject to correction after plan review

NOTE:
CHANGE OF CONTRACTOR

Applicant: ☐ Owner ☑ Architect/Designer ☐ Contractor ☐ Agent *(tick one)*

Applicant (Print Name): ADC HOMES LTD.
Phone: 8888928116 Cell: 6047106552 E-mail: ADC.HOMES@GMAIL.COM
Signature:

THE PERMIT APPLICATION FEE IS NON-REFUNDABLE
THIS APPLICATION IS VOID IF A PERMIT IS NOT OBTAINED WITHIN 6 MONTHS OF THE DATE OF APPLICATION.

Freedom of Information and Protection of Privacy Act: personal information contained on this form is collected under the Freedom of Information and Protection of Privacy Act and the Community Charter and will be used for the purpose of processing your permit application. If you have any questions about the collection, use or disclosure of this information, please call the Legislative Services Department at 604-921-3497.

212.20

6577 R7/2

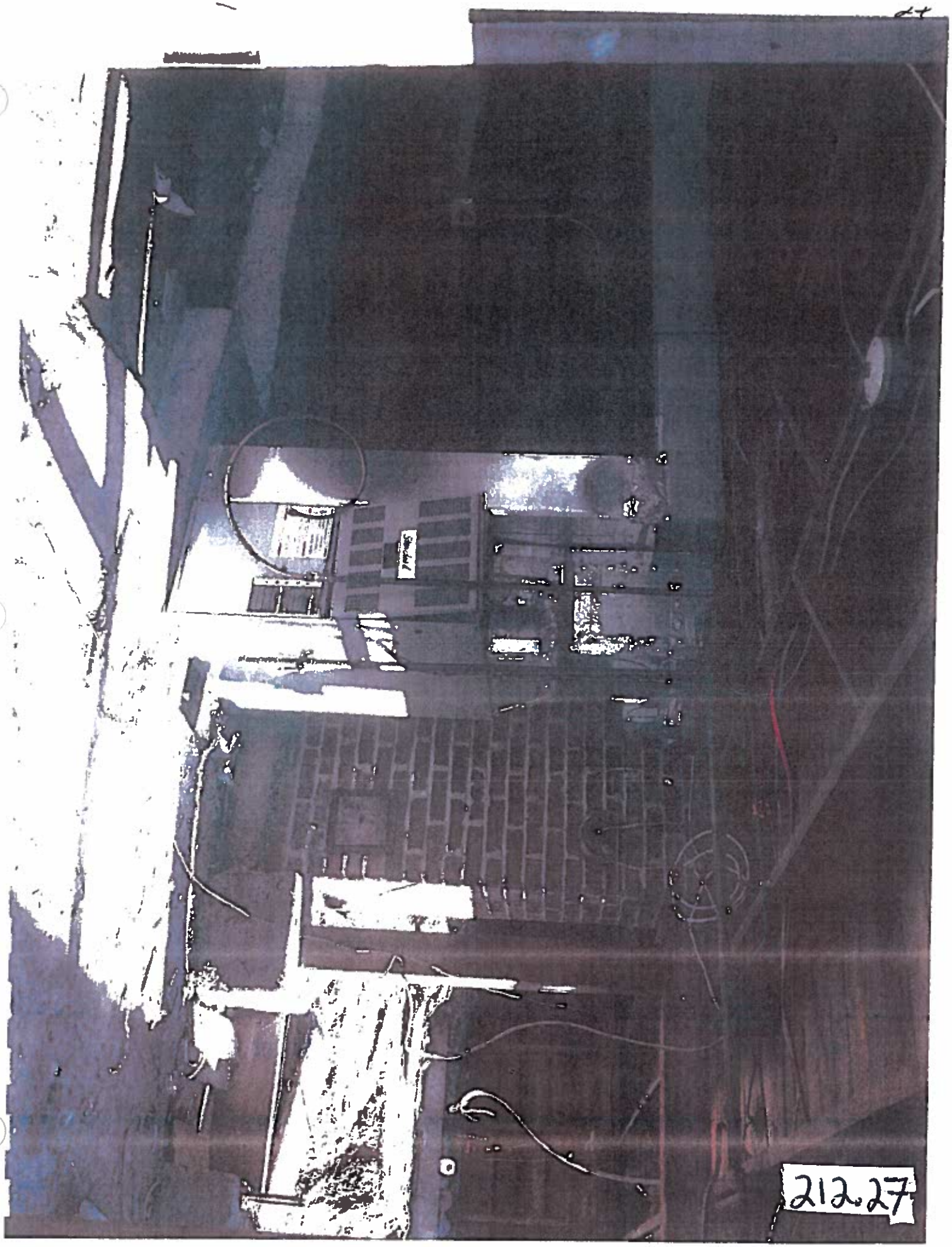
APPENDIX C'

212.22

212-23

212.24

212.25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212.28

The Corporation of the District of West Vancouver

750 - 17th Street West Vancouver, BC V7V 3T3 Ph. (604) 925-7040 Fax. (604) 925-7234
24 HOUR INSPECTION LINE: (604) 925-7041

PERMITS AND INSPECTIONS DEPARTMENT

Permit #: **BP111480**
Issued Date: Feb 27, 2014
Expiry Date: Aug 27, 2015

Permit Type: **RESIDENTIAL - SFD A/A**
Description: Residential Building Permit as per drawings submitted

Address: **733 20TH STREET**
Legal: PL 4155 DL 775 LT 12
Zone:
P.I.D. 011-724-935

Owner: FLELLO, RAVEN MICHELLE
Address: 200 100 PARK ROYAL SOUTH WEST VANCOUVER BC V7T 1A2
Phone: 604-710-6552

Architect: GARROW, PHIL
Address: 200 100 PARK ROYAL SOUTH WEST VANCOUVER BC V7T 1A2
Phone: 778-371-3490

Architect: ADDC HOMES LTD
Address: 200 100 PARK ROYAL SOUTH WEST VANCOUVER BC V7T 1A2
Phone: 778-371-3490

Contractor: TASH ENGINEERING LTD
Address: 221 PEMBERTON AVENUE NORTH VANCOUVER BC V7P 2R4
Phone: 604-986-2258

Description	Quantity	Amount	Description	Quantity	Amount
38mm W25mm Mtr	7,560.00	0.00			
Cost Rec	1.00	16,380.00			
5% Reduction	280,000.00	-156.50			
Damage	280,000.00	2,500.00			
Application Fee	280,000.00	1,565.00	Balance Of Fees	280,000.00	1,565.00
Cross R Fee	1.00	55.00	Heavy Vehicle	280,000.00	125.00
Pln Admin Fee	1.00	500.00	San Swr Insp Ch	1,890.00	0.00
Scan - Fee	280,000.00	55.00	Sediment Cntrl	1.00	300.00
Stm Dm Insp Ch	6,930.00	0.00	Work W/o Permit	280,000.00	2,000.00
				Total:	**$24,888.50**

Permit Information:

Special Conditions:

- The Corporation of the District of West Vancouver has relied on the certification of the registered professional in accordance with S. 290 of the local Government Act and S. 55 of the Community Charter, with Part 2 of the British Columbia Building Code.
- Permits are valid for 18 months from the date of issuance.
- The volume of rock breaking and/or blasting is restricted and requires a separate permit. Please call 604-925-7022 for additonal information.
- It is a term and condition of every Permit that all construction-related bylaws of the Municipality shall be complied with, including, but not limited to, the Building Bylaw No.4400, 2004, the Blasting Bylaw No.4024, 1996, the Noise Control Bylaw No.4404, 2005, the Soil Removal and Deposit Regulation Bylaw No. 3786, 1992, and the Traffic and Parking Bylaw No. 4370, 2004 as amended from time to time.
- All vehicle traffic must comply with the West Vancouver Traffic and Parking Bylaw # 4370, 2004
- Damage deposits paid to the District as security will not be returned if any building and engineering inspections are not approved and/or the building permit expires.

The Corporation of the District of West Vancouver

750 - 17th Street West Vancouver, BC V7V 3T3 Ph. (604) 925-7040 Fax. (604) 925-7234
24 HOUR INSPECTION LINE: (604) 925-7041

PERMITS AND INSPECTIONS DEPARTMENT

Inspector: RAY SEPT

Permit #: BP111480

Date Printed: Feb 27, 2014

This permit expires and the right of the owner shall terminate, if the work has not commenced, or if the work is not completed within the limits specified in the District's Building Bylaw, based on the value of the construction, from the date of issue of the permit. All construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application for Permit for erection, alteration, or repair of a building No deviation from these drawings, including site plans, shall be made without written approval from the Building Inspector. All properties must be marked with the building permit placard provided. The District of West Vancouver accepts no responsibility if private services cannot be connected. Check with the District's Engineering Department.

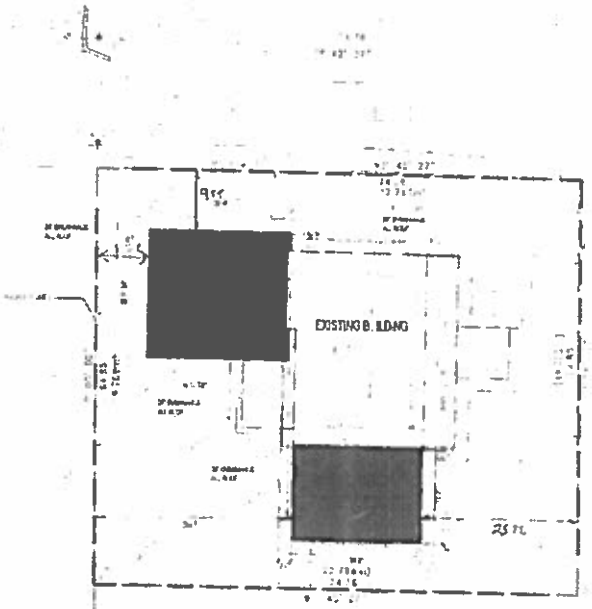
Permit and the approval of any plans or specifications in support of the permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the District of West Vancouver.

Date: 2/27/14

Signature of Owner or Agent:

Please Print Name: T GARROW

212.30



N

SITE PLAN

SCALE:

BP111480

REVISED

SITE ADDRESS:
733 21ST. WEST VANCOUVER B.C.

DRAWING TITLE:
SITE PLAN

SCALE:

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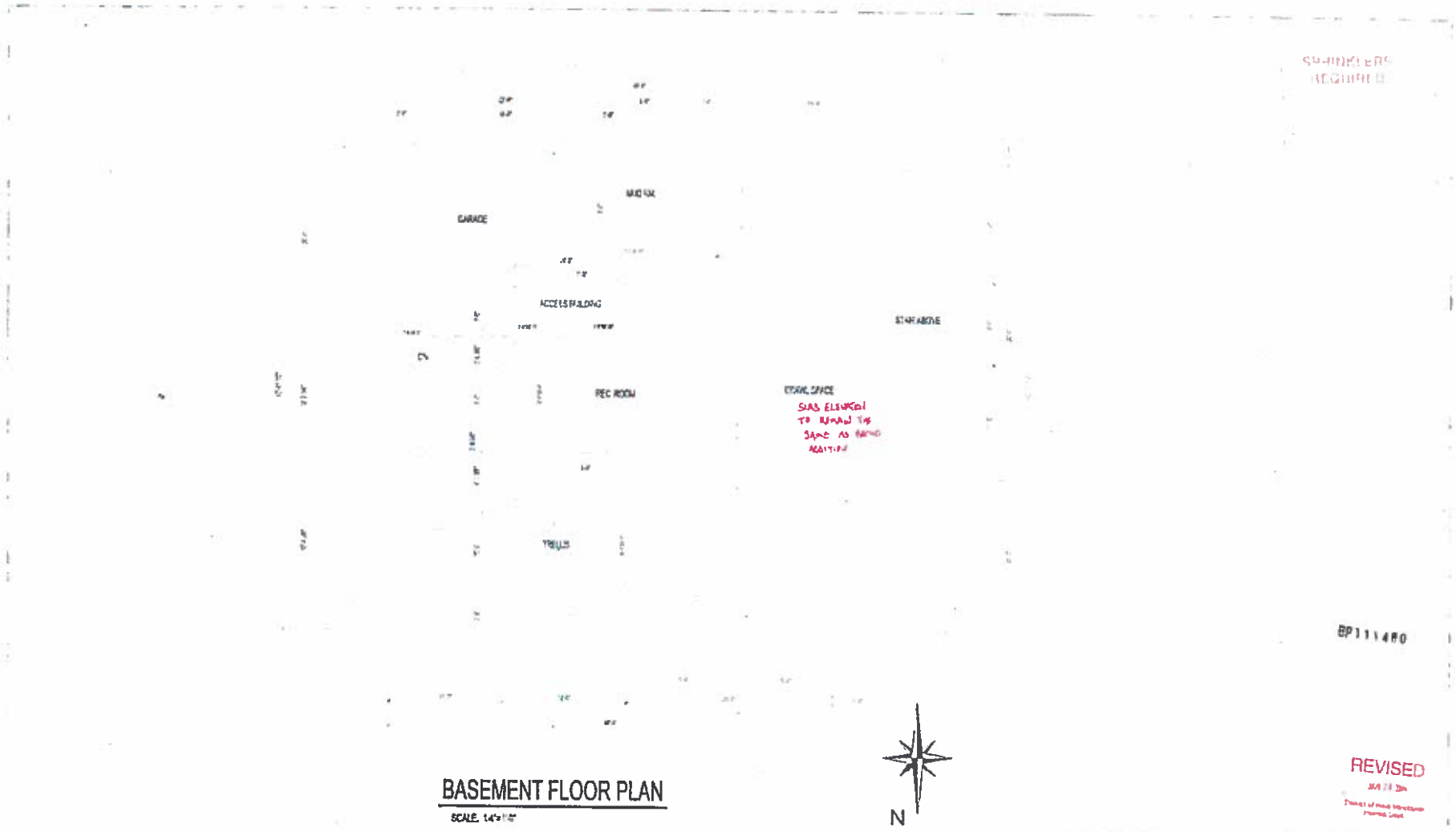
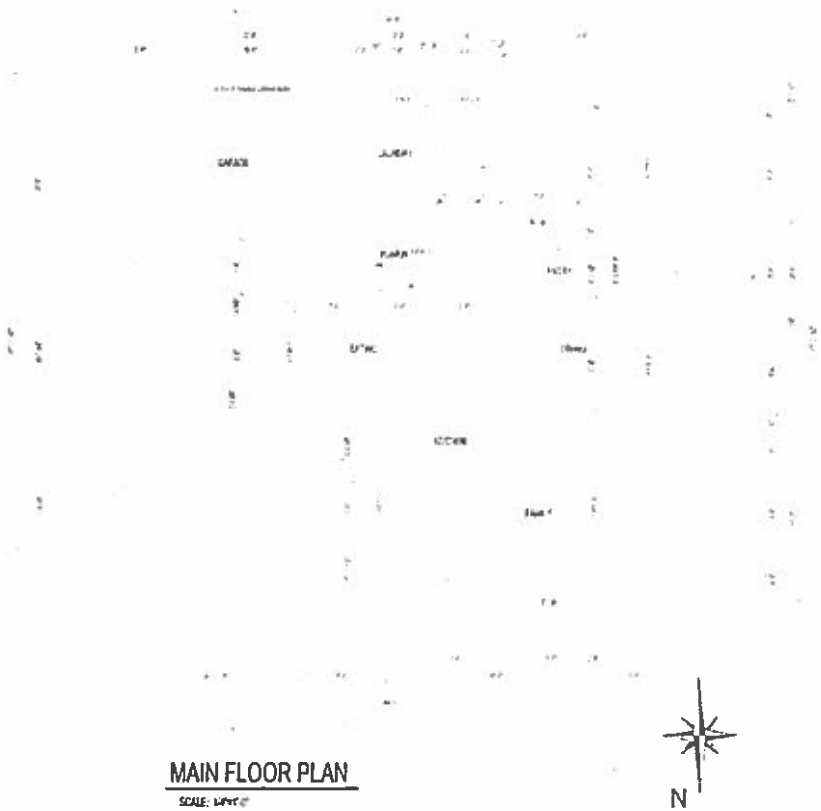


BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"



MAIN FLOOR PLAN

SCALE:

N

REVISED

SITE ADDRESS:
[illegible] WEST VANCOUVER, B.C.

DRAWING TITLE:
MAIN FLOOR PLAN

SCALE

DRAWN BY

DATE

DRAWING NUMBER

212.33

212, 34

UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

N

BP111480

REVISED

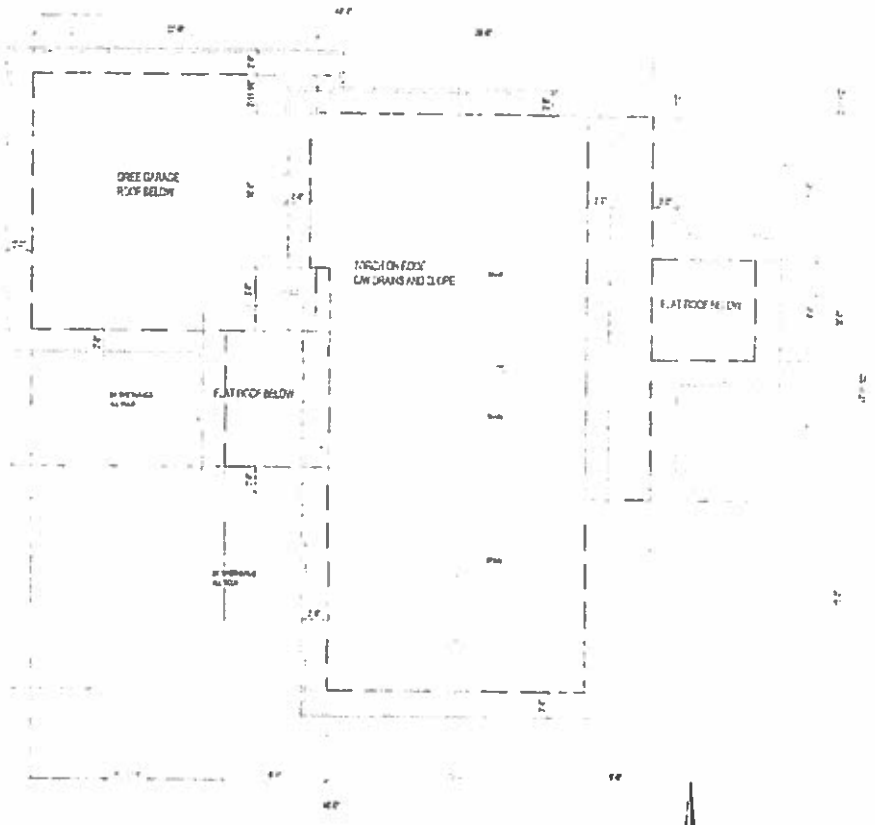
SITE ADDRESS:
733 20st WEST VANCOUVER, B.C.

DRAWING TITLE:
MAIN FLOOR PLAN

SCALE

DRAWN BY:

DRAWN NUMBER:



ROOF PLAN

SCALE: 1/4"=1'-0"

N

BP11148

REVISED

SITE ADDRESS:
FR 29ST, WEST VANCOUVER, B.C.

DRAWING TITLE:
ROOF PLAN BASEMENT FLOOR PLAN

SCALE:

DRAWN BY: DATE:

DRAWN NUMBER:

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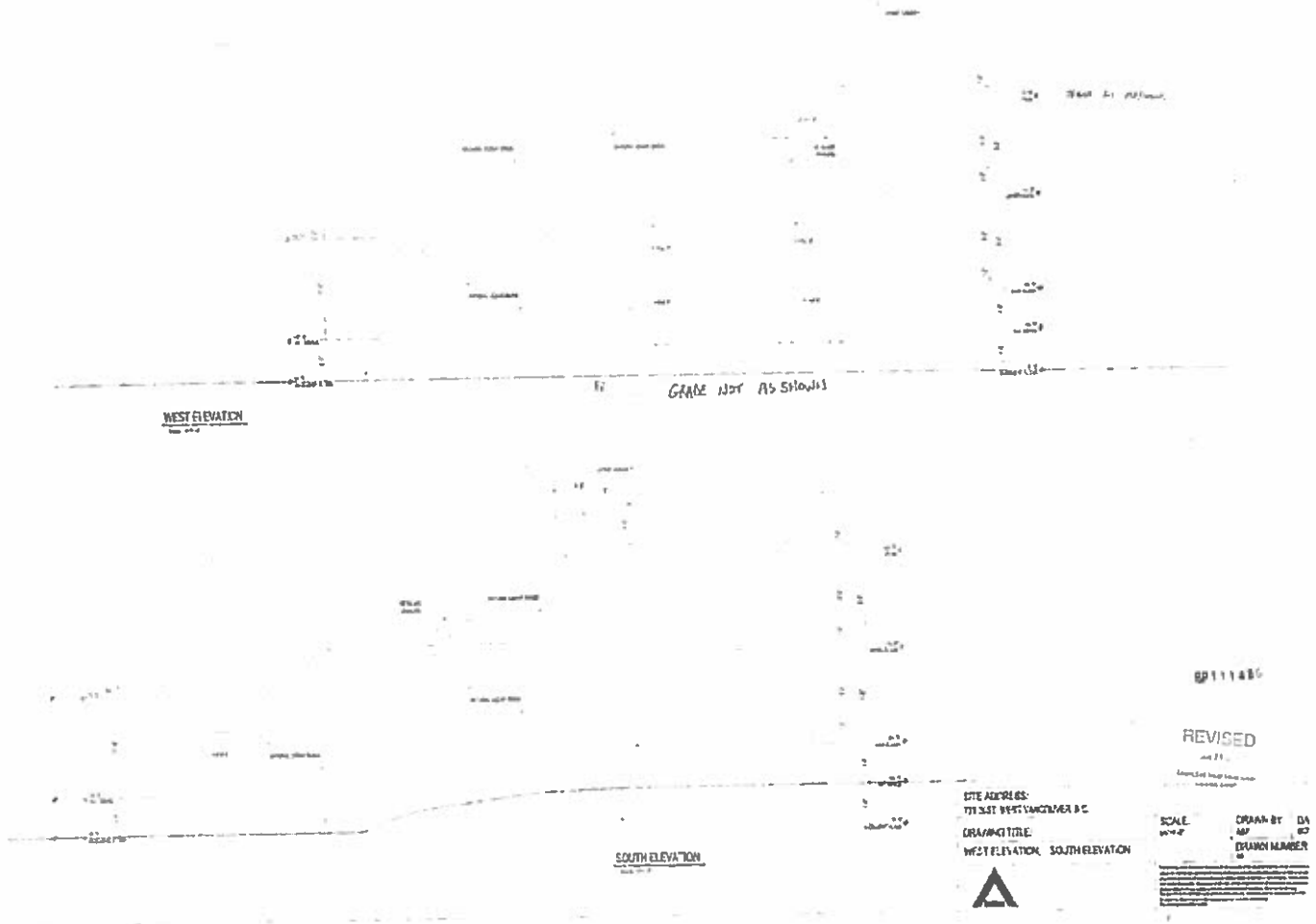
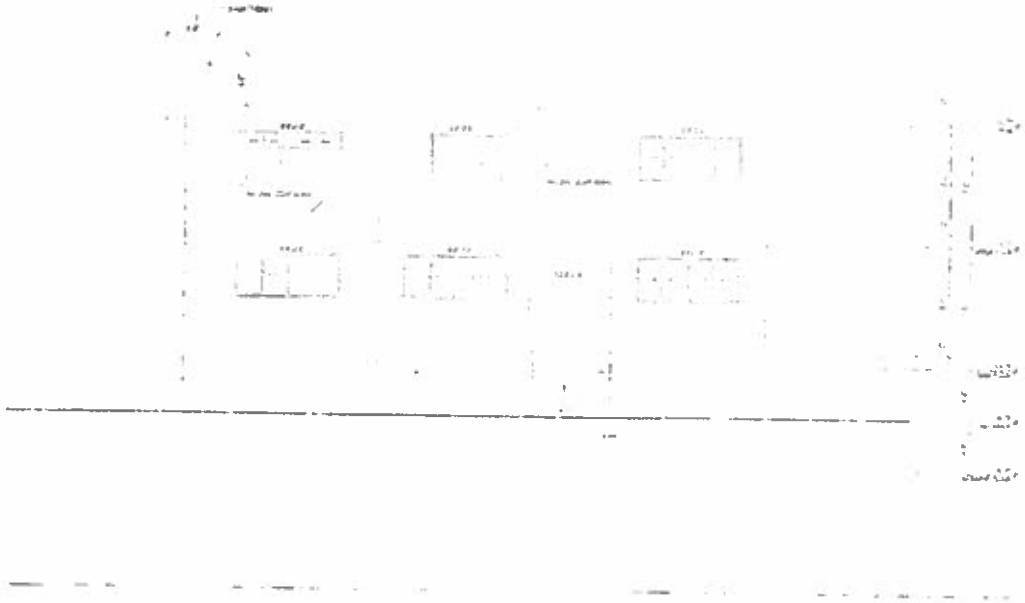

GRADE NOT AS SHOWN
WEST ELEVATION
SOUTH ELEVATION
REVISED
SITE ADDRESS:
DRAWING TITLE:
WEST ELEVATION, SOUTH ELEVATION
SCALE
DRAWN BY
DRAWING NUMBER

NORTH ELEVATION



EAST ELEVATION

REVISED

SITE ADDRESS
733 20ST, WEST VANCOUVER, B.C.

DRAWING TITLE:
EAST ELEVATION, NORTH ELEVATION

SCALE

DRAWN BY

DRAWING NUMBER

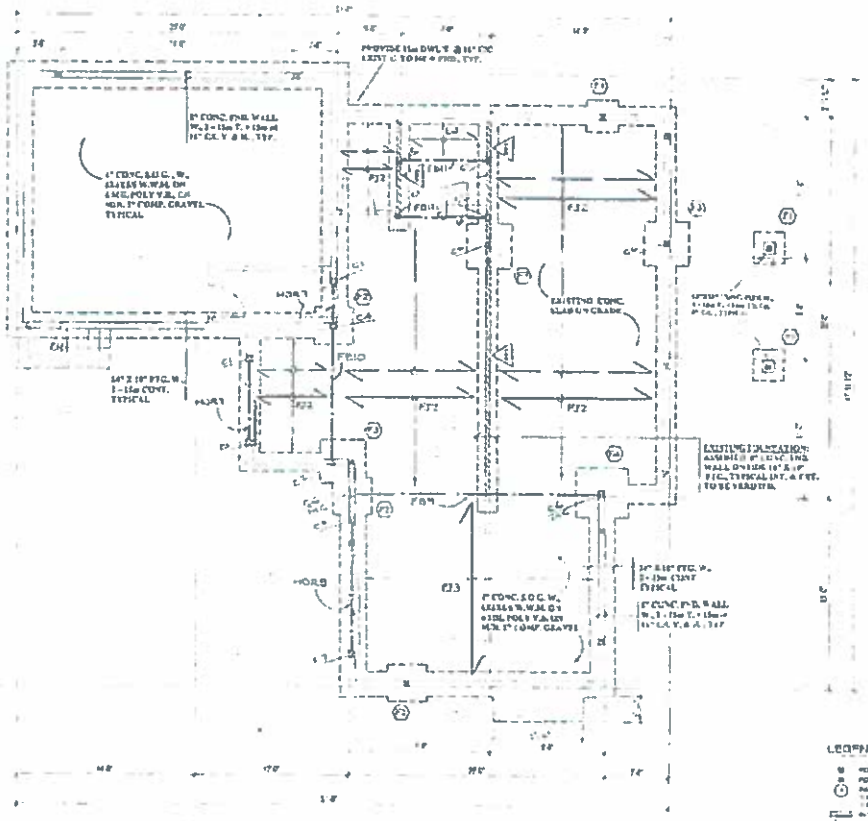
212.37

212.38

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

[illegible]



FRAMING SCHEDULE		
MARK	SIZE	NOTE/SPACING
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[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible] MICROLLAM	
[illegible]	[illegible] PARALLAM	
[illegible]	[illegible]	[illegible]
[illegible]	[illegible] PARALLAM	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible] PARALLAM	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

RECEIVED

BP111[illegible]

BASEMENT FLOOR PLAN

MAIN FLOOR FRAMING PLAN (EXISTING/NEW)

L.L. = 40 PSF D.L. = 35 PSF

FOUNDATION PLAN (EXISTING/NEW)

[illegible]

N.S.T.S.

[illegible]

FOOTING SCHEDULE		
MARK	SIZE	REINFORCEMENT
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

LEGEND

[illegible]

NOTES

[illegible]

ABDC HOMES LTD.

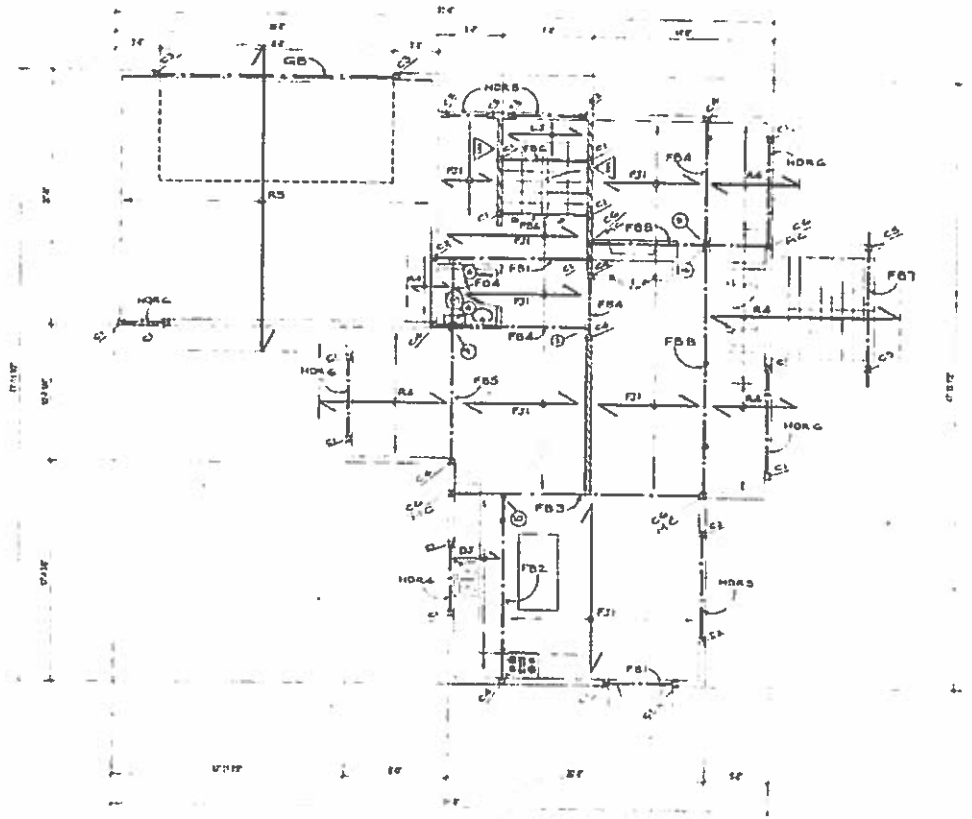
RENOVATION / ADDITION

TASH ENGINEERING LTD.

[illegible]

NOTE:

- MC = MOMENT CONNECTION ; WHERE INDICATED , PROVIDE FULL MOMENT CONNECTION TO 50% OF THE COLUMN MOMENT CAPACITY , CONSULT ENGINEER , AS REQUIRED.
- PROVIDE MINIMUM 1/4" BENT STEEL PLATE FOR ALL CONNECTIONS.
- CONSULT , SIMPSON STRONG - TIE " WOOD CONSTRUCTION CONNECTORS " FOR ALL LUMBER / ENGINEERED WOOD CONNECTIONS.
- ALL STAIR STRINGERS TO BE MINIMUM , 4 X 12 D. FIR # 1, CONSULT ENGINEER PRIOR TO FABRICATION.
- ALL EXTERIOR WALLS ARE SHEAR WALLS WITH MINIMUM 1/2" D. FIR PLYWOOD ; PROVIDE 2" NAILS @ 6" C/C ALONG PANEL EDGES , SPACE FRAMING ANCHORS @ 12" C/C FOR THE TOP CONNECTION AND SPACE NAILING @ 6" C/C , FOR THE BOTTOM CONNECTION. PROVIDE 1/2" ⌀ ANCHOR BOLTS AT 24" C/C , AT FOUNDATION , TYPICAL.
- CONTRACTOR TO ALLOW FOR SHRINKAGE OF LUMBER VERSES STEEL BEAM / COLUMNS AND MANUFACTURED BEAMS. CONSULT ENGINEER AS REQUIRED.



MAIN FLOOR PLAN
UPPER FLOOR FRAMING PLAN
L.L. = 40 PSF D.L. = 35 PSF
LOWER ROOF FRAMING PLAN
Sn = 7.4 Kips + Accum. Sr = 6.2 Kips D.L. = 15 PSF

FRAMING SCHEDULE		
MARK	SIZE	NOTE / SPACING
R4	9 ¾ T J I , 130	24" C/C
R5	11 7/8 T J I , 560	16" C/C
FJ1	9 ¾ T J I , 230	12" C/C
DJ	2 X 6 D. FIR # 2	12" C/C
C1	2 X 12 D. FIR # 2	16" C/C
HDR4	2 - 2 X 14 D. FIR # 2	
HDR5	2 - 2 X 10 D. FIR # 2	
HDR6	2 - 1 ¾ X 9 ¾ MICROLLAM	
GB	2 ¾ X 16 PARALLAM	DROP
FB1	2 ¾ X 9 ¾ PARALLAM	FLUSH
FB2	2 ¾ X 14 PARALLAM	
FB3	W 12 X 36	FLUSH
FB4	5 ¼ X 9 ¾ PARALLAM	FLUSH
FB5	5 ¼ X 11 7/8 PARALLAM	FLUSH @ INT.
FB6	2 - 2 X 14 D. FIR # 2	FLUSH
FB7	2 - 2 X 12 D. FIR # 2	DROP
FB8	W 12 X 36	FLUSH
C1	2 - 2 X 6 D. FIR # 2	BUILT - UP POST
C2	2 - 2 X 6 D. FIR # 2	-
C3	4 - 2 X 6 D. FIR # 2	-
C4	3 ¼ X 5 ¼ PARALLAM	COLUMN
C5	4 X 6 D. FIR # 1	POST
C6	DET 4 X 4 X 4 25	COLUMN

BP111480

RECEIVED

NO	REVISION	DATE
1	ISSUED FOR REVIEW	

OWNER: ADDC HOMES LTD.

PROJECT: RENOVATION / ADDITION

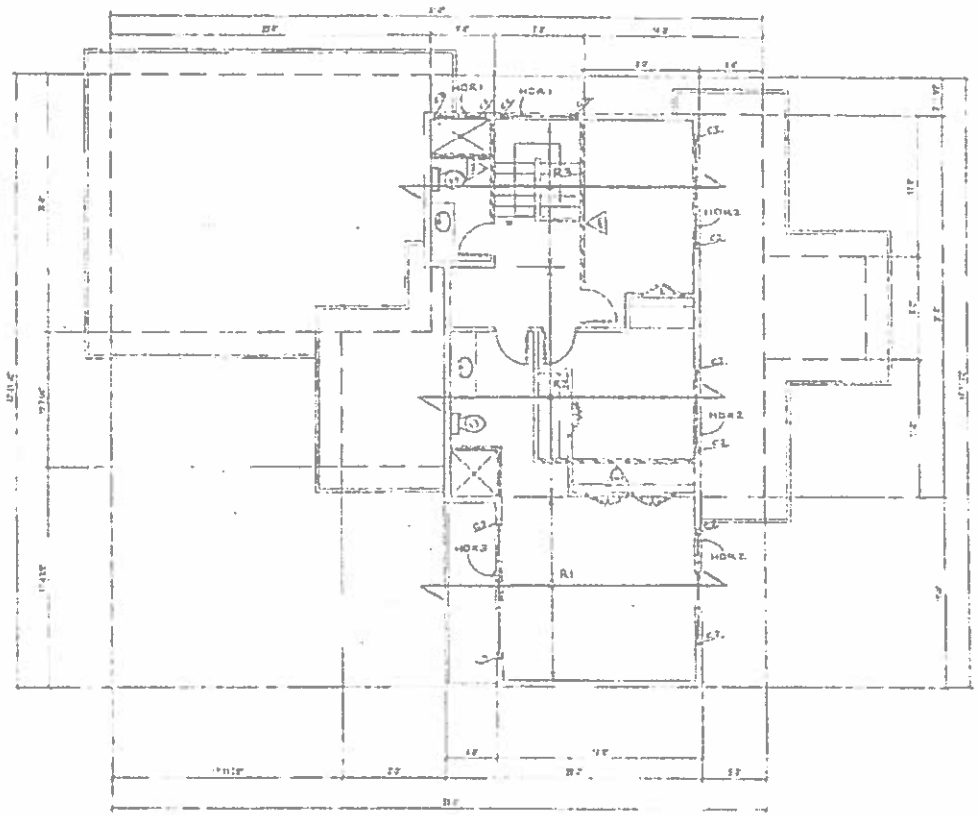
ARCHITECT:

TASH ENGINEERING LTD.

DRAWING TITLE: UPPER FLOOR FRAMING PLAN / LOWER ROOF FRAMING PLAN

212.39

212.40



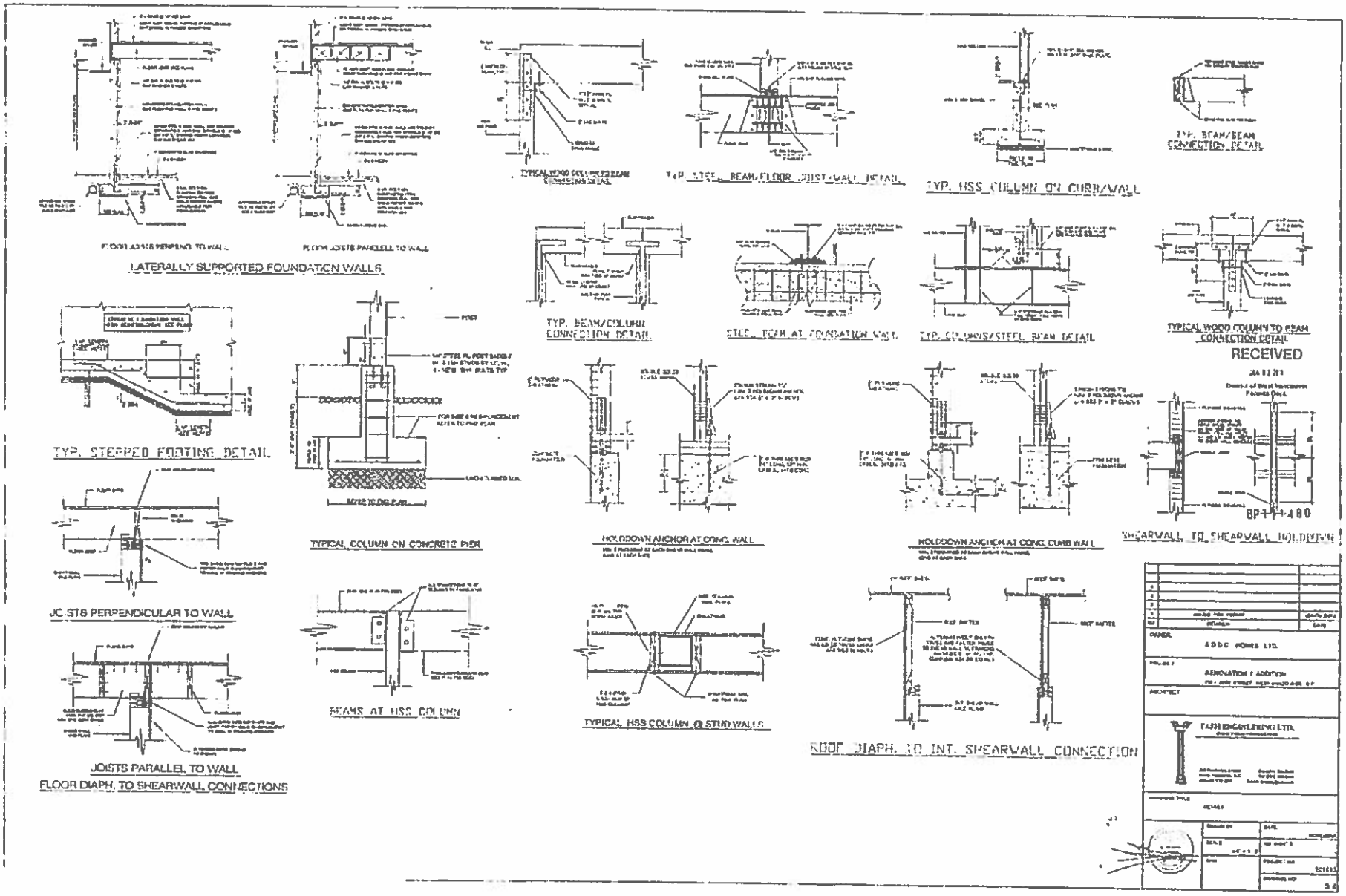
UPPER FLOOR PLAN

FRAMING SCHEDULE		
MARK	SIZE	NOTE / SPACING
R1	[illegible]	[illegible]
R2	[illegible]	[illegible]
R3	[illegible]	[illegible]
HDR1	[illegible]	
HDR2	[illegible]	
HDR3	[illegible]	
C1	[illegible]	[illegible]
C2	[illegible]	"
C3	[illegible]	"
C4	[illegible]	[illegible]
C5	[illegible]	[illegible]
C6	[illegible]	[illegible]

BP111480

RECEIVED

OWNER	ADDC HOMES LTD
PROJECT	RENOVATION / ADDITION
ARCHITECT	
	TASH ENGINEERING LTD
DRAWING TITLE	UPPER FLOOR PLAN
	S3


LATERALLY SUPPORTED FOUNDATION WALLS
FLOOR JOISTS PERPEND TO WALL
FLOOR JOISTS PARALLEL TO WALL
TYPICAL WOOD COLUMN TO BEAM CONNECTION DETAIL
TYP. STEEL BEAM/FLOOR JOIST/WALL DETAIL
TYP. HSS COLUMN ON CURB/WALL
TYP. BEAM/BEAM CONNECTION DETAIL
TYP. BEAM/COLUMN CONNECTION DETAIL
STEEL BEAM AT FOUNDATION WALL
TYP. COLUMNS/STEEL BEAM DETAIL
TYPICAL WOOD COLUMN TO BEAM CONNECTION DETAIL
RECEIVED
TYP. STEPPED FOOTING DETAIL
TYPICAL COLUMN ON CONCRETE PIER
HOLDDOWN ANCHOR AT CONC. WALL
HOLDDOWN ANCHOR AT CONC. CURB WALL
SHEARWALL TO SHEARWALL HOLDDOWN
JOISTS PERPENDICULAR TO WALL
BEAMS AT HSS COLUMN
TYPICAL HSS COLUMN @ STUD WALLS
ROOF DIAPH. TO INT. SHEARWALL CONNECTION
JOISTS PARALLEL TO WALL
FLOOR DIAPH. TO SHEARWALL CONNECTIONS
ADDC HOMES LTD.
RENOVATION & ADDITION
FASH ENGINEERING LTD.

212.41

STRUCTURAL SPECIFICATIONS

GENERAL NOTES

[illegible]

DESIGN LOADS

[illegible]

FOUNDATIONS

[illegible]

CONCRETE NOTES

[illegible]

CONCRETE TESTING

[illegible]

REINFORCING NOTES

[illegible]

WOOD FRAMING NOTES

[illegible]

TIMBER NOTES

[illegible]

HANDRAILS AND GUARDS

[illegible]

STRUCTURAL STEEL NOTES

[illegible]

STRUCTURAL STEEL

[illegible]

MASONRY VENEER

[illegible]

INSPECTION

[illegible]

BP111480

RECEIVED

ADDC HOMES LTD

RENOVATION / ADDITION

TASH ENGINEERING LTD.

APPEND 'E'

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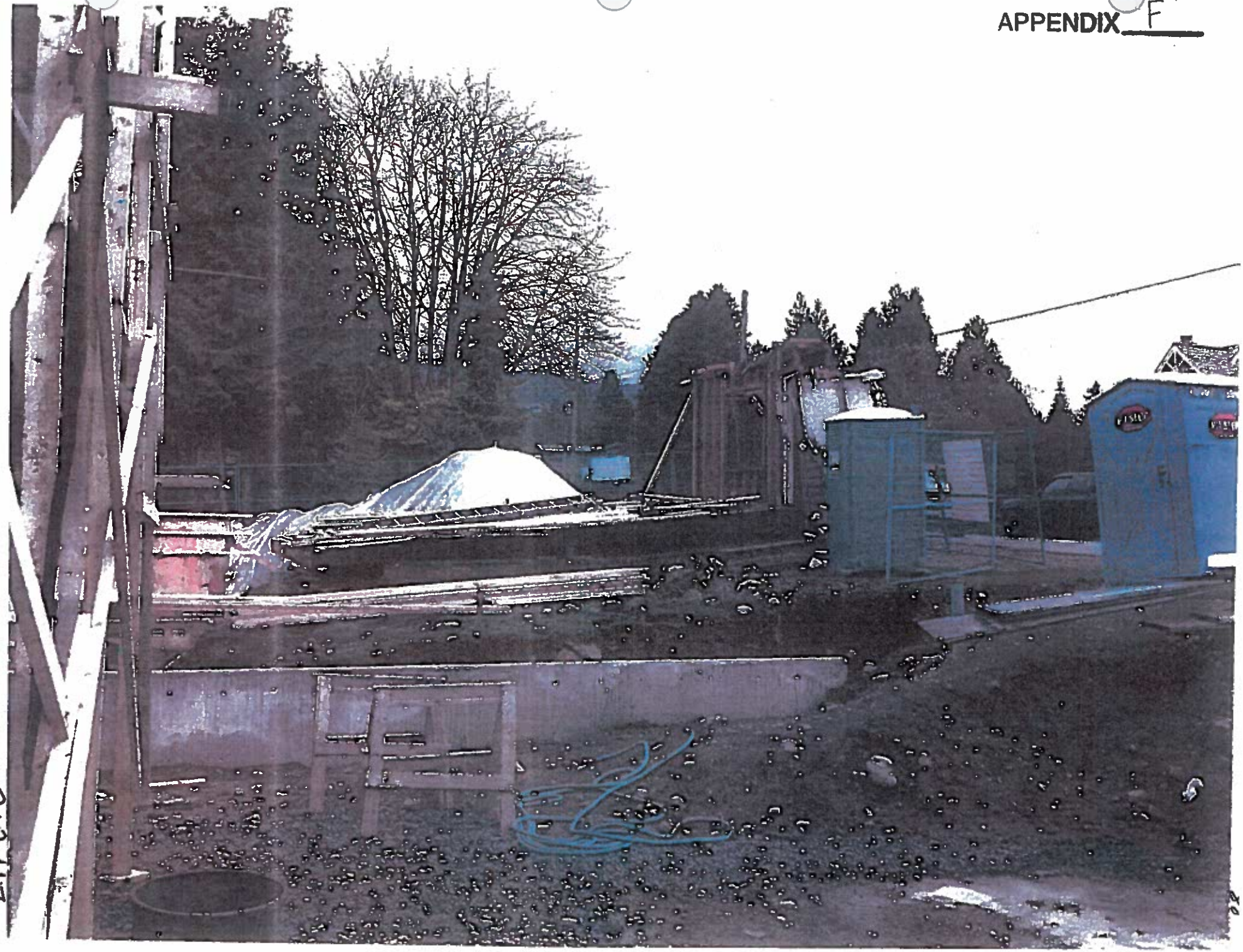
APPENDIX F'



2124.7

94.212

212.49

212.50

APPENDIX 'G'

212.51

212.52

10,000 kg. GVW
HEAVY VEHICLES
PROHIBITED DOWNHILL
except on designated routes
MAXIMUM FINE $10,000

212.53

45,212

212.55

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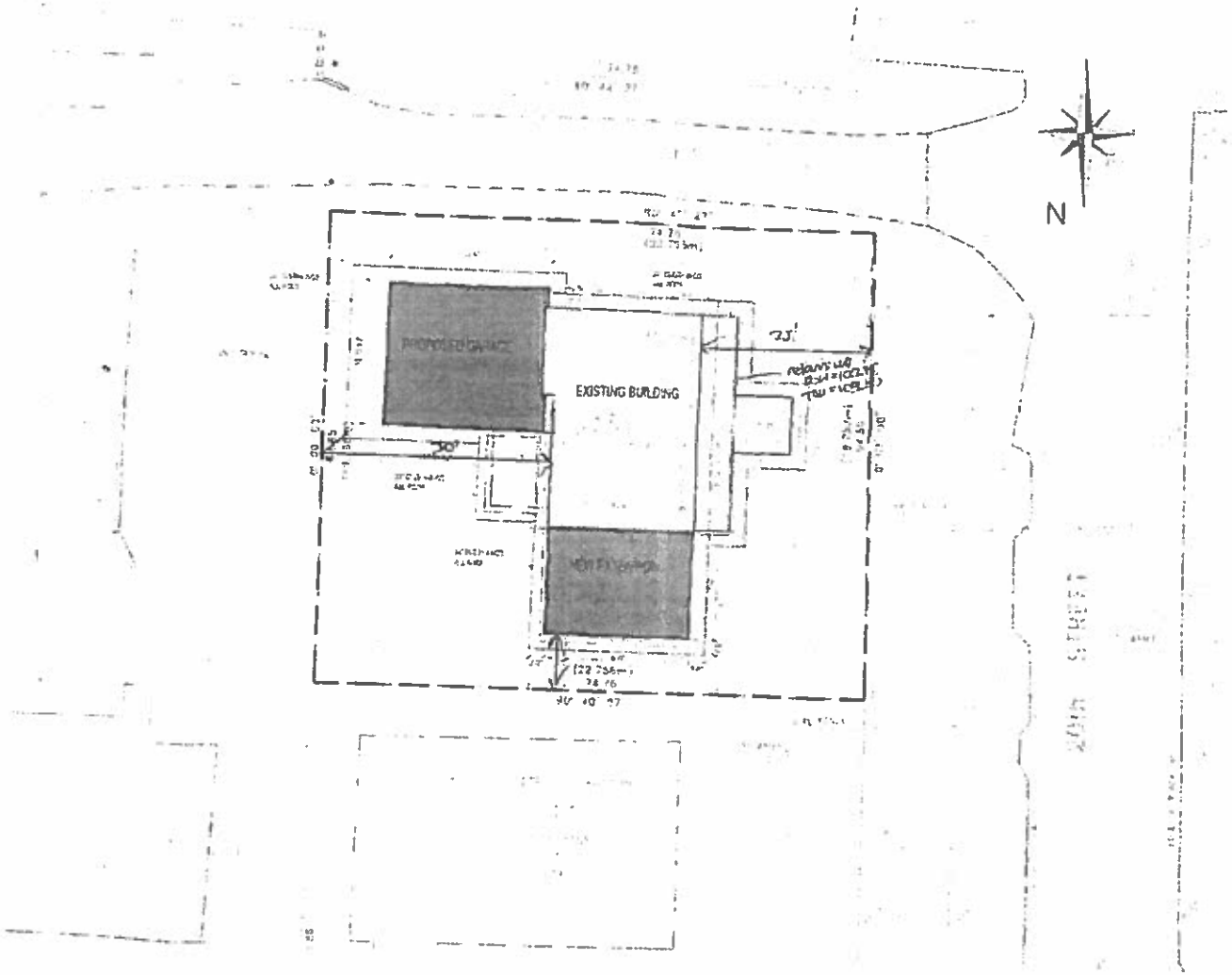
212.56

APPENDIX H'



SITE PLAN

SCALE: 1/8"=1'-0"

SITE ADDRESS:
733 20ST WESTVANCOUVER, B.C.

DRAWING TITLE:
SITE PLAN

SCALE:

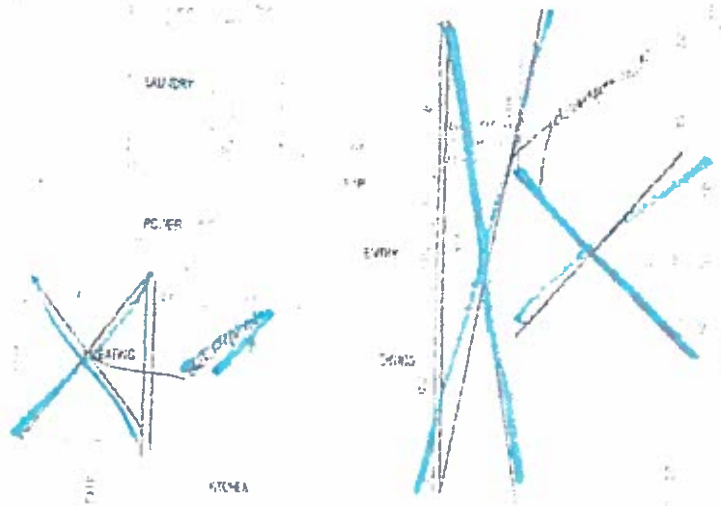
DRAWN BY:

DRAWING NUMBER:

ORIGINAL

212.57

85.212



MAIN FLOOR PLAN

SCALE:

N

SITE ADDRESS

DRAWING TITLE

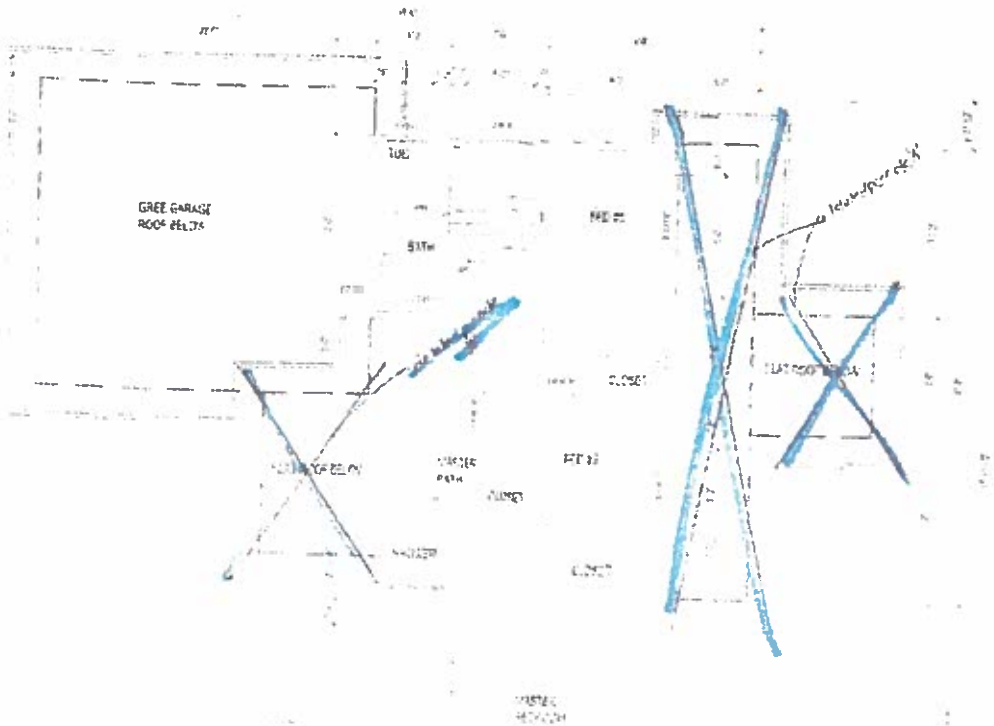
MAIN FLOOR PLAN

SCALE

DRAWN BY

DRAWING NUMBER

99

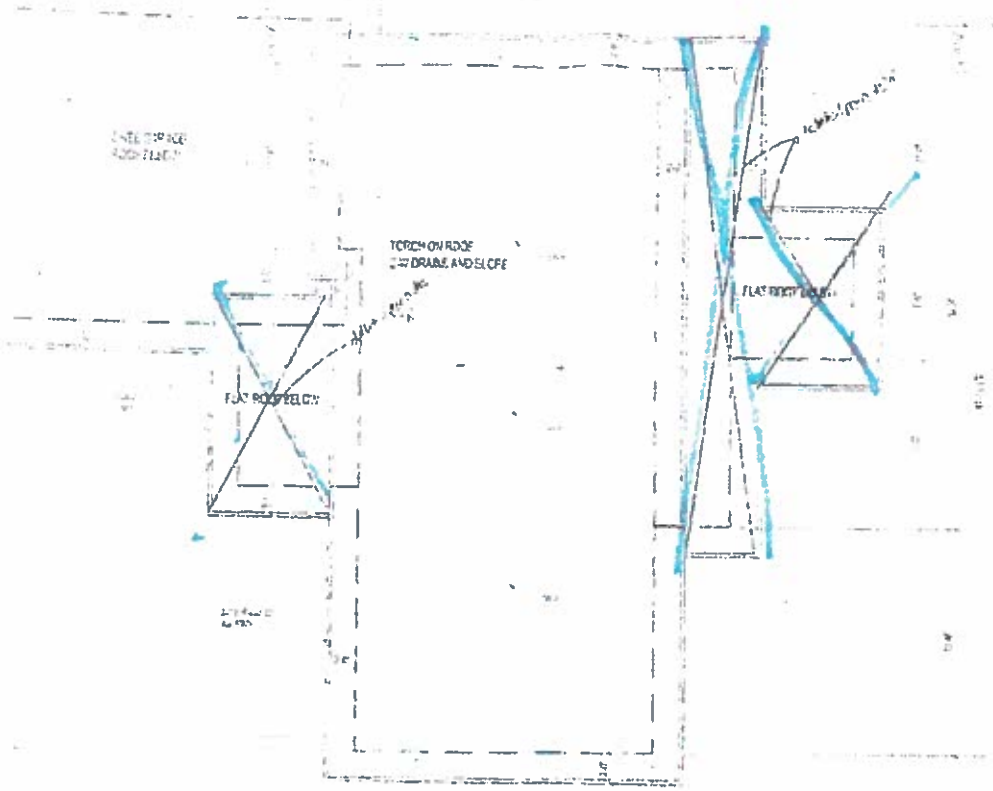


UPPER FLOOR PLAN

N

212.59

212.60

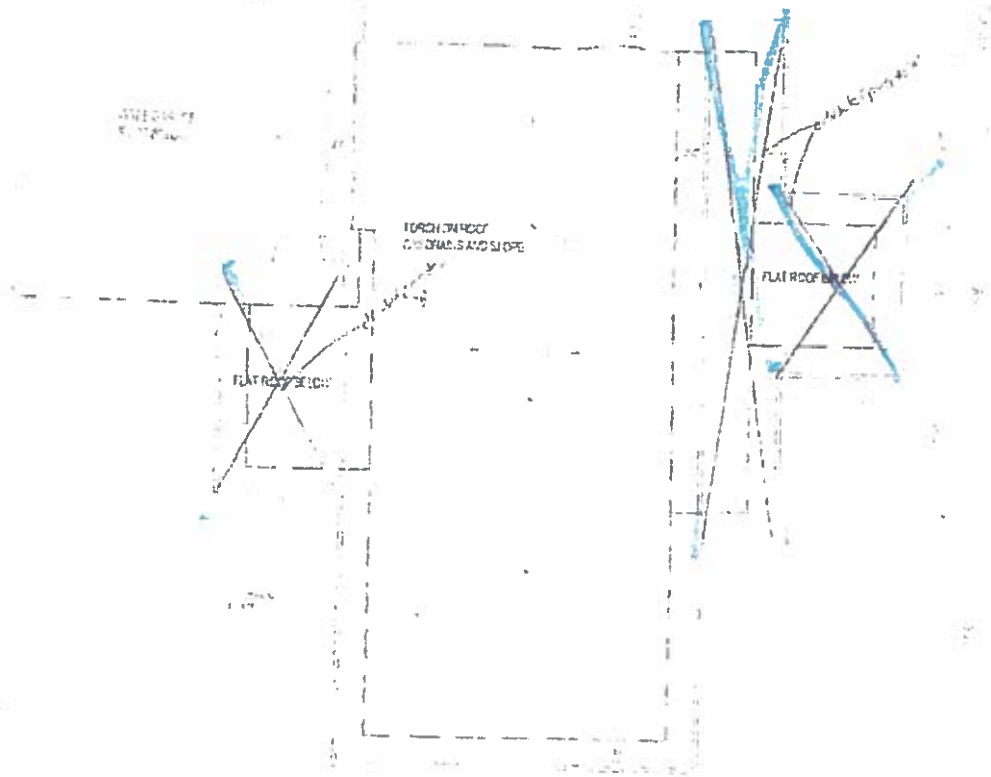


ROOF PLAN

SCALE: 1/4"=1'-0"

N

SITE ADDRESS: 733 20ST WEST, VANCOUVER, B.C.			
DRAWING TITLE:	SCALE:	DRAWN BY:	DATE
ROOF PLAN BASEMENT FLOOR PLAN		DRAWN NUMBER:	



ROOF PLAN

SCALE 1/8"=1'-0"

N

SITE ADDRESS:
733 20ST WEST VANCOUVER, B.C.

DRAWING TITLE:
ROOF PLAN BASEMENT FLOOR PLAN

SCALE

DRAWN BY

DRAWING NUMBER

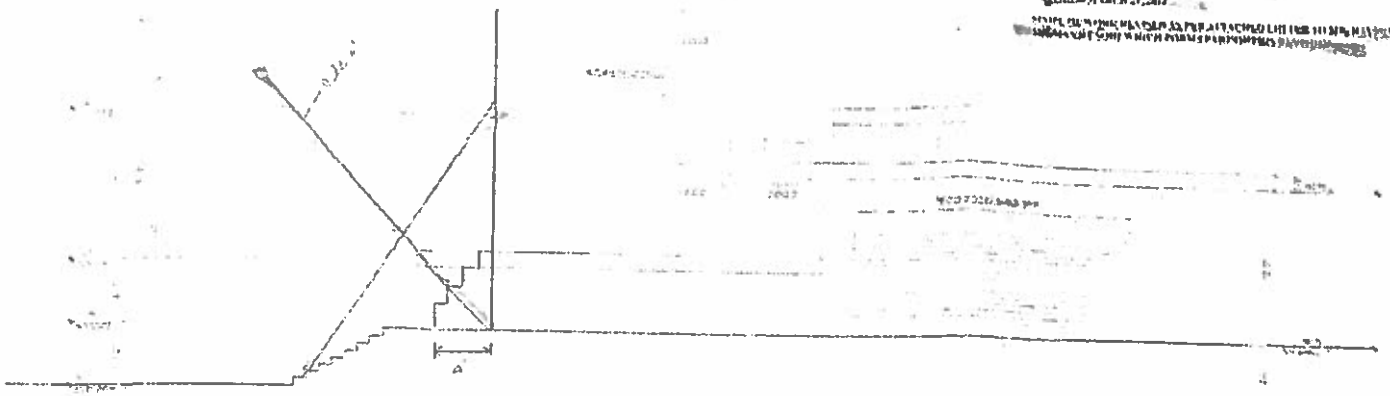
212.61

24,12,12

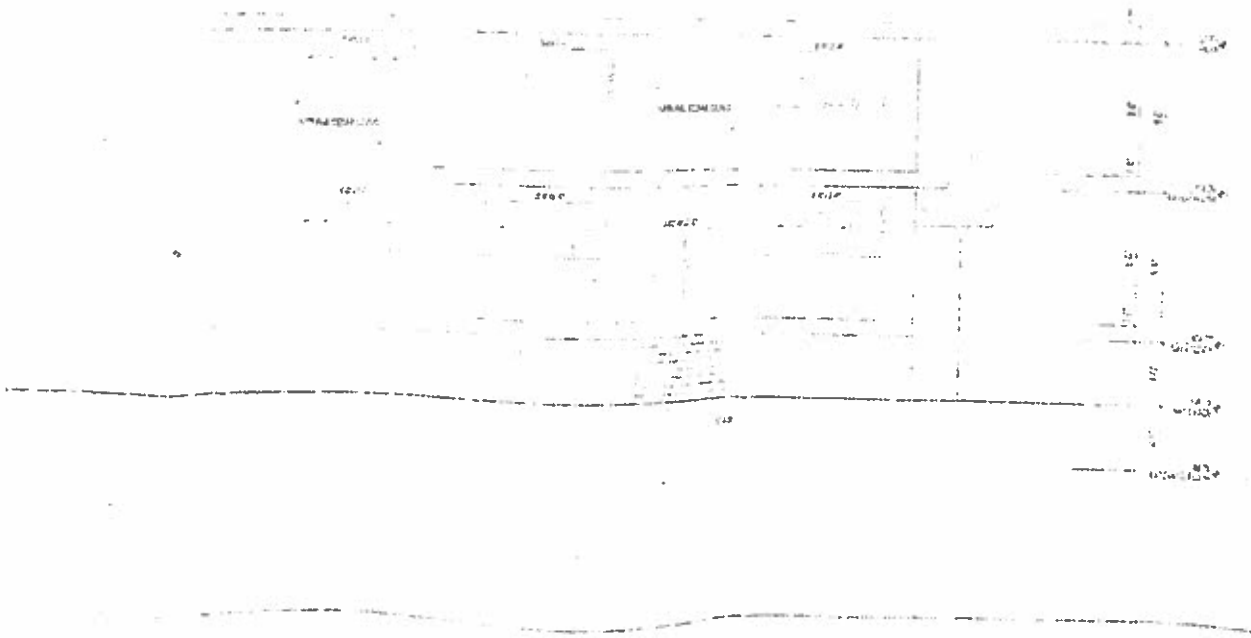
WEST ELEVATION

SOUTH ELEVATION

103



NORTH ELEVATION



EAST ELEVATION

SITE ADDRESS:
733 1ST, WEST VANCOUVER, B.C.

DRAWING TITLE:
EAST ELEVATION, NORTH ELEVATION

SCALE:

DRAWN BY:

DRAWN NUMBER:

212.63

ORIGINAL

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212.64

The Corporation of the District of West Vancouver

750 - 17th Street West Vancouver, BC V7V 3T3 Ph. (604) 925-7040 Fax. (604) 925-7234
24 HOUR INSPECTION LINE: (604) 925-7041

PERMITS AND INSPECTIONS DEPARTMENT

Permit #: **BP111973**
Issued Date: Apr 10, 2014
Expiry Date: Oct 12, 2015

Permit Type: **RESIDENTIAL - NEW - SFD NEW**
Description: Residential New Building Permit as per drawings submitted

Address:	733 20TH STREET	Zone:
Legal:	PL 4155 DL 775 LT 12	P.I.D. 011-724-935
Owner:	FLELLO, RAVEN MICHELLE	Phone: 604-710-6552
Address:	200 100 PARK ROYAL SOUTH WEST VANCOUVER BC V7T 1A2	
Architect:	GARROW, PHIL	Phone: 778-371-3490
Address:	200 100 PARK ROYAL SOUTH WEST VANCOUVER BC V7T 1A2	
Architect:	ADDC HOMES LTD	Phone: 778-371-3490
Address:	200 100 PARK ROYAL SOUTH WEST VANCOUVER BC V7T 1A2	
Contractor:	TASH ENGINEERING LTD	Phone: 604-986-2256
Address:	221 PEMBERTON AVENUE NORTH VANCOUVER BC V7P 2R4	

Description	Quantity	Amount	Description	Quantity	Amount
Revised Plan	1.00	100.00	Revised Plan	1.00	100.00
			Total:		$200.00

Permit Information:

Special Conditions:

* The Corporation of the District of West Vancouver has relied on the certification of the registered professional in accordance with S. 290 of the local Government Act and S. 55 of the Community Charter, with Part 2 of the British Columbia Building Code.
* Permits are valid for 18 months from the date of issuance.
* The volume of rock breaking and/or blasting is restricted and requires a separate permit. Please call 604-925-7022 for additonal information.
* It is a term and condition of every Permit that all construction-related bylaws of the Municipality shall be complied with, including, but not limited to, the Building Bylaw No.4400, 2004, the Blasting Bylaw No.4024, 1996, the Noise Control Bylaw No.4404, 2005, the Soil Removal and Deposit Regulation Bylaw No. 3786, 1992, and the Traffic and Parking Bylaw No. 4370, 2004 as amended from time to time.
* All vehicle traffic must comply with the West Vancouver Traffic and Parking Bylaw # 4370, 2004
* Damage deposits paid to the District as security will not be returned if any building and engineering inspections are not approved and/or the building permit expires.

Inspector: RAY SEPT Date Printed: Apr 10, 2014

212.65

The Corporation of the District of West Vancouver

750 - 17th Street West Vancouver, BC V7V 3T3 Ph. (604) 925-7040 Fax. (604) 925-7234
24 HOUR INSPECTION LINE: (604) 925-7041

PERMITS AND INSPECTIONS DEPARTMENT

Permit #: **BP111973**

This permit expires and the right of the owner shall terminate, if the work has not commenced, or if the work is not completed within the limits specified in the District's Building Bylaw, based on the value of the construction, from the date of issue of the permit. All construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application for Permit for erection, alteration, or repair of a building. No deviation from these drawings, including site plans, shall be made without written approval from the Building Inspector. All properties must be marked with the building permit placard provided. The District of West Vancouver accepts no responsibility if private services cannot be connected. Check with the District's Engineering Department.

Permit and the approval of any plans or specifications in support of the permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the District of West Vancouver.

Date: 4/10/2014

Signature of Owner or Agent:

Please Print Name: PHIL GRADY

212.66

The Corporation of the District of West Vancouver

750 - 17th Street West Vancouver, BC V7V 3T3 Ph. (604) 925-7040 Fax. (604) 925-7234
24 HOUR INSPECTION LINE: (604) 925-7041

PERMITS AND INSPECTIONS DEPARTMENT

Permit #: **BP111972**
Issued Date: Apr 10, 2014
Expiry Date: May 12, 2014

Permit Type: **DEMOLITION - SFD**
Description: To demolish existing structure.

Address: **733 20TH STREET**
Legal: PL 4155 DL 775 LT 12
Zone:
P.I.D. 011-724-935

Owner: FLELLO, RAVEN MICHELLE
Address: 200 100 PARK ROYAL SOUTH WEST VANCOUVER BC V7T 1A2
Phone: 604-710-6552

Architect: GARROW, PHIL
Address: 200 100 PARK ROYAL SOUTH WEST VANCOUVER BC V7T 1A2
Phone: 778-371-3490

Architect: ADDC HOMES LTD
Address: 200 100 PARK ROYAL SOUTH WEST VANCOUVER BC V7T 1A2
Phone: 778-371-3490

Contractor: TASH ENGINEERING LTD
Address: 221 PEMBERTON AVENUE NORTH VANCOUVER BC V7P 2R4
Phone: 604-986-2256

Description	Quantity	Amount	Description	Quantity	Amount
Demo Appl Fee	1.00	825.00	Demo Balance	1.00	825.00

Total: $1,650.00

Permit Information:

Special Conditions:

* Owner/contractor is responsible for asbestos and hazardous material investigation and abatement prior to demolition as per WCB regulations
* The Corporation of the District of West Vancouver has relied on the certification of the registered professional in accordance with S. 290 of the local Government Act and S. 55 of the Community Charter, with Part 2 of the British Columbia Building Code.
* The volume of rock breaking and/or blasting is restricted and requires a separate permit. Please call 604-925-7022 for additonal information.
* It is a term and condition of every Permit that all construction-related bylaws of the Municipality shall be complied with, including, but not limited to, the Building Bylaw No.4400, 2004, the Blasting Bylaw No.4024, 1996, the Noise Control Bylaw No.4404, 2005, the Soil Removal and Deposit Regulation Bylaw No. 3786, 1992, and the Traffic and Parking Bylaw No. 4370, 2004 as amended from time to time.
* All vehicle traffic must comply with the West Vancouver Traffic and Parking Bylaw # 4370, 2004
* Damage deposits paid to the District as security will not be returned if any building and engineering inspections are not approved and/or the building permit expires.
* No deleterious materials to run off-site. Sediment control is required during demolition and construction.

Inspector: RAY SEPT

Date Printed: Apr 10, 2014

212.67

The Corporation of the District of West Vancouver

750 - 17th Street West Vancouver, BC V7V 3T3 Ph. (604) 925-7040 Fax. (604) 925-7234
24 HOUR INSPECTION LINE: (604) 925-7041

PERMITS AND INSPECTIONS DEPARTMENT

Permit #: **BP111972**

This permit expires and the right of the owner shall terminate, if the work has not commenced, or if the work is not completed within the limits specified in the District's Building Bylaw, based on the value of the construction, from the date of issue of the permit. All construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application for Permit for erection, alteration, or repair of a building. No deviation from these drawings, including site plans, shall be made without written approval from the Building Inspector. All properties must be marked with the building permit placard provided. The District of West Vancouver accepts no responsibility if private services cannot be connected. Check with the District's Engineering Department.

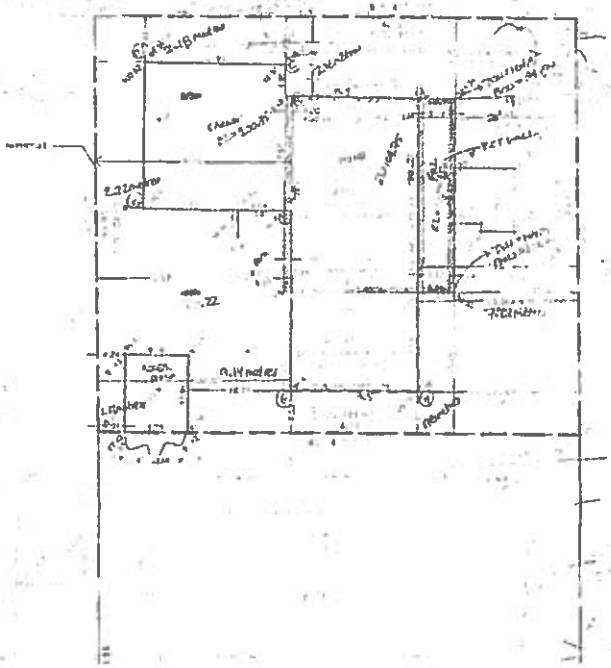
Permit and the approval of any plans or specifications in support of the permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the District of West Vancouver.

Date: 4/10/2014 **Signature of Owner or Agent:**

Please Print Name:

212.68

Inspectors Copy



PROJECT NAME: THE PRETEND HOME

BP111971

SITE PLAN

SCALE: 1/8"=1'-0"

SITE ADDRESS:
733 21ST, WEST VANCOUVER, B.C.

DRAWING TITLE:
SITE PLAN

SCALE:

DRAWN BY: AST

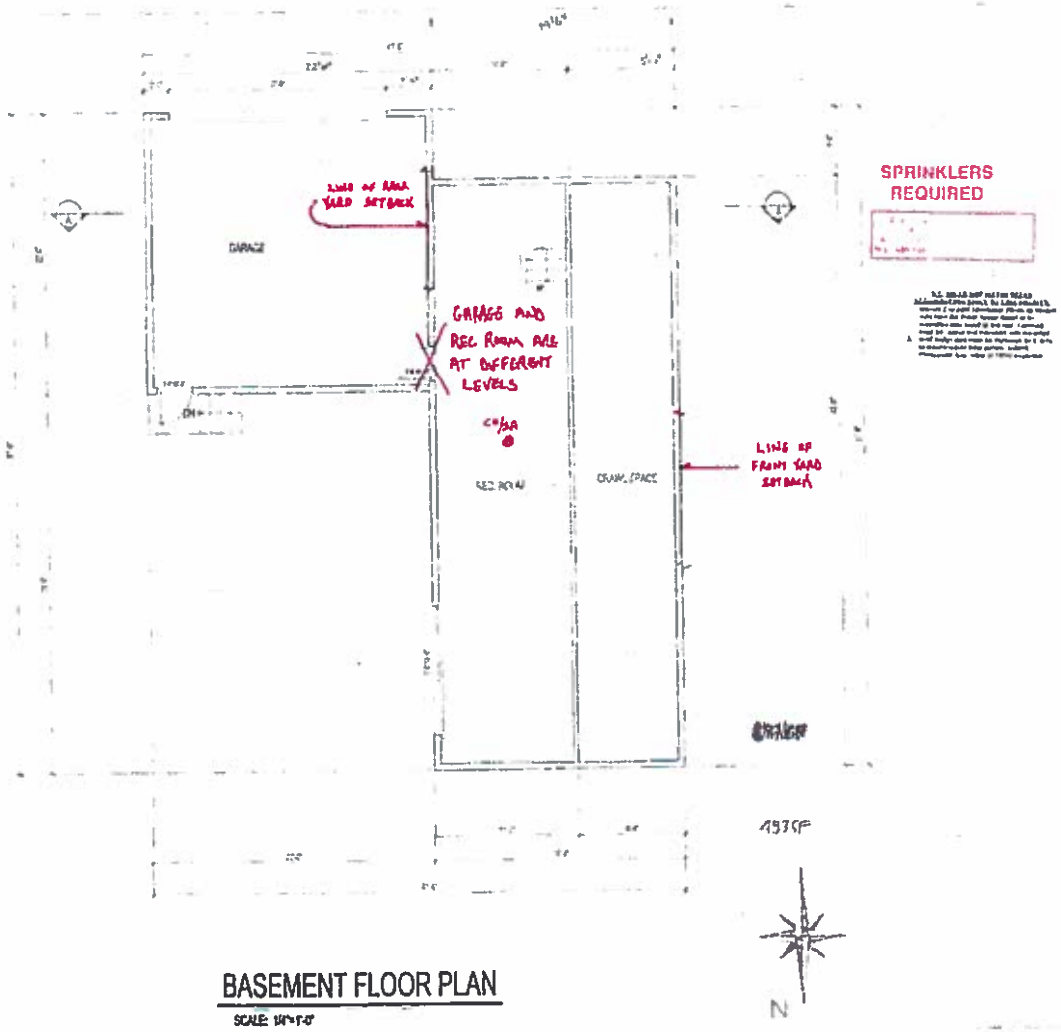
DATE:

DRAWN NUMBER:
A1

ORIGINAL

69.212

212.70



BP111973

BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

SITE ADDRESS:
733 29th WEST VANCOUVER, B.C.

DRAWING TITLE:
BASEMENT FLOOR PLAN

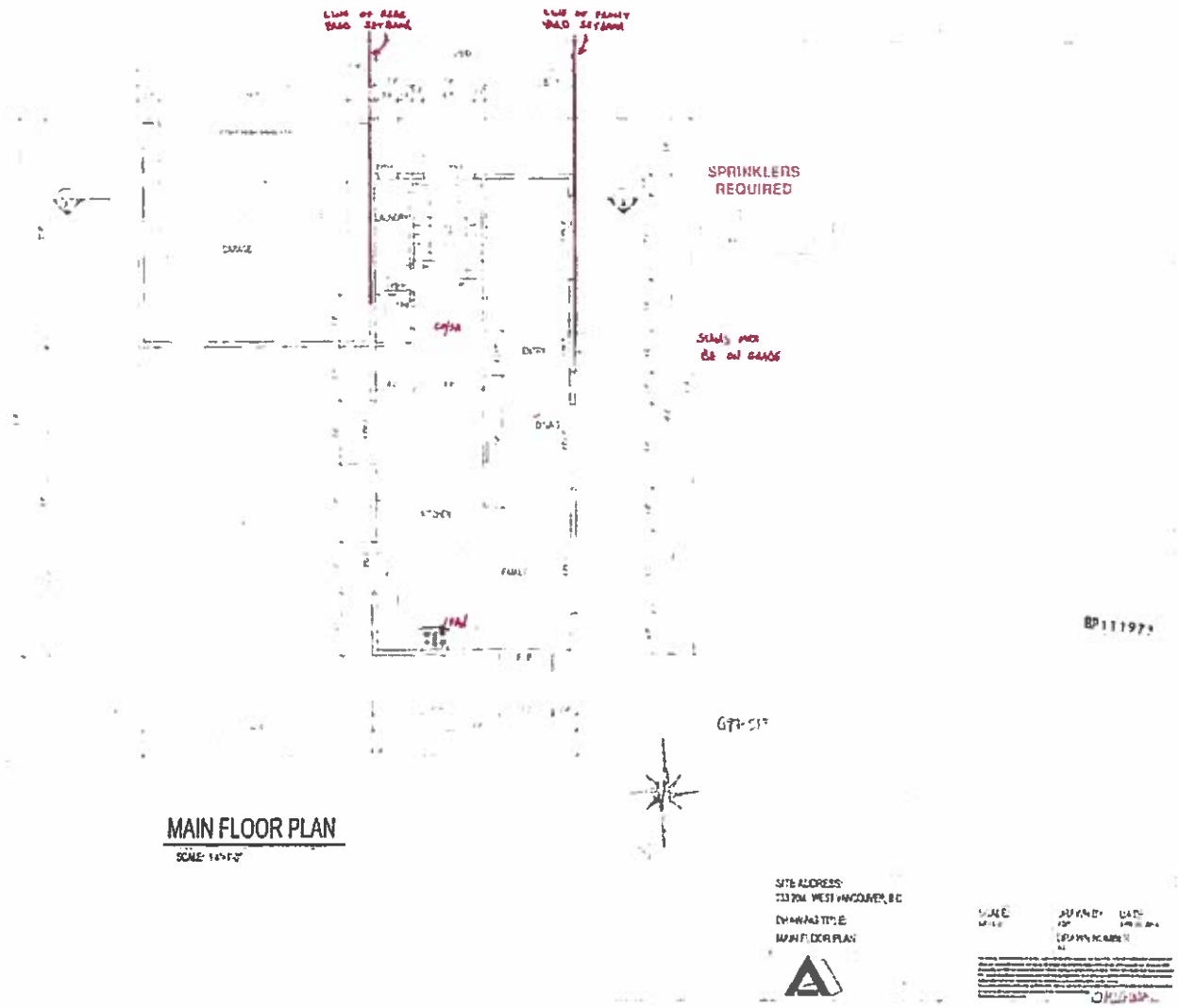
SCALE:

DRAWN BY:

DATE:

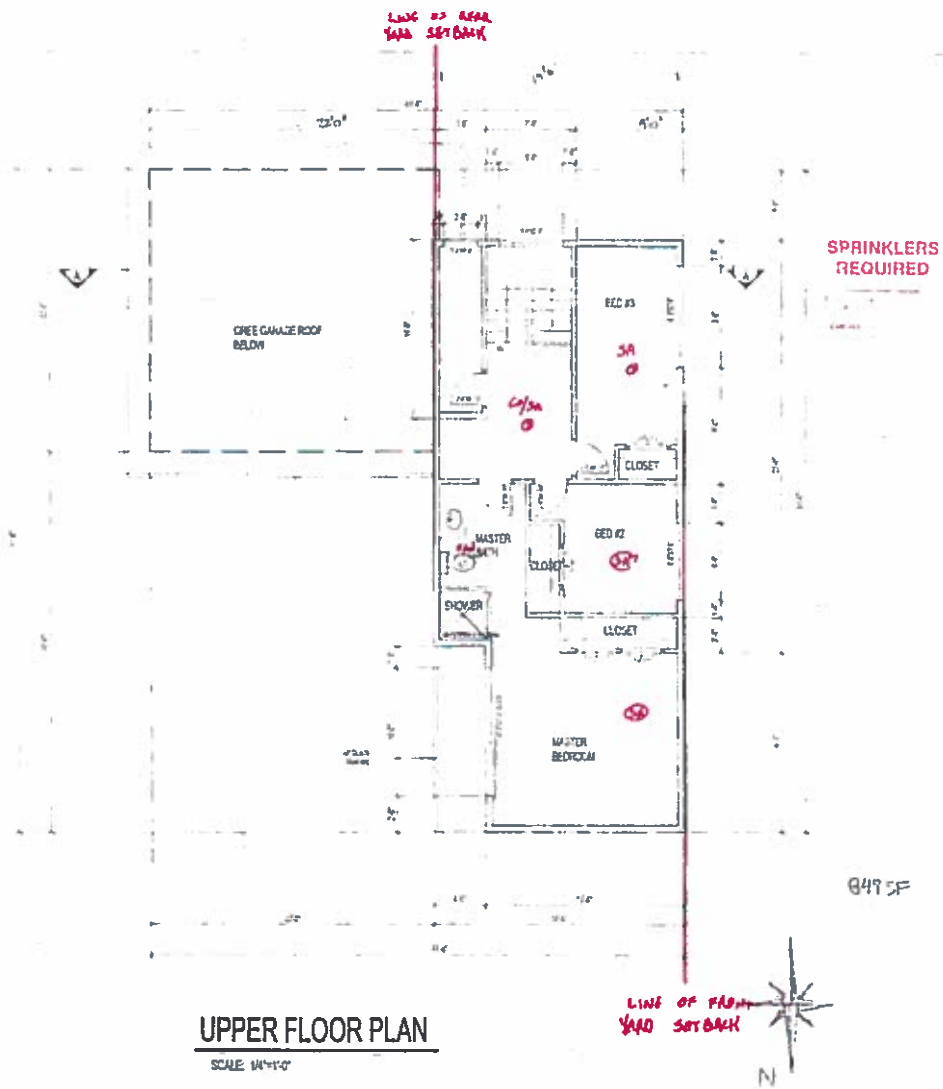
DRAWN NUMBER:
A2

ORIGINAL


SPRINKLERS
REQUIRED
MAIN FLOOR PLAN
SITE ADDRESS
DRAWING TITLE
MAIN FLOOR PLAN

212.71

212.72



UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

BP111973

SITE ADDRESS:
733 20st, WEST VANCOUVER, B.C.

DRAWING TITLE:
MAIN FLOOR PLAN

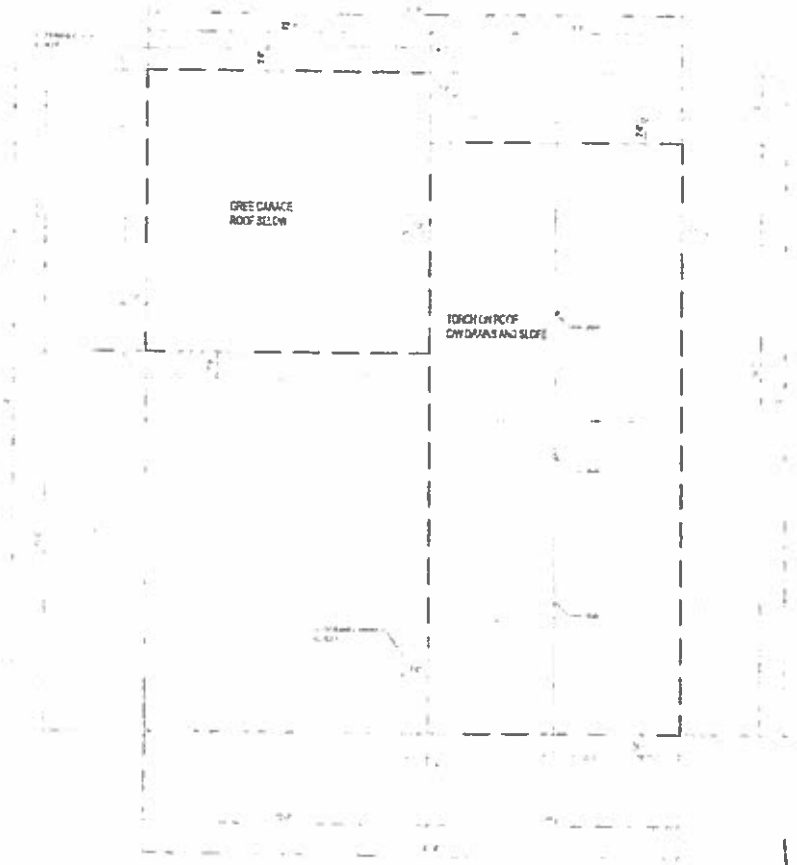
SCALE:

DRAWN BY:

DATE:

DRAWN NUMBER
A4

ORIGINAL



ROOF OVERHANGS ARE
TWO FEET MAXIMUM

BP111971

ROOF PLAN

SCALE: 1/4"=1'-0"

SITE ADDRESS:
733 20ST, WEST VANCOUVER, B.C.

DRAWING TITLE:
ROOF PLAN BASEMENT FLOOR PLAN

SCALE:

DRAWN BY: ABB

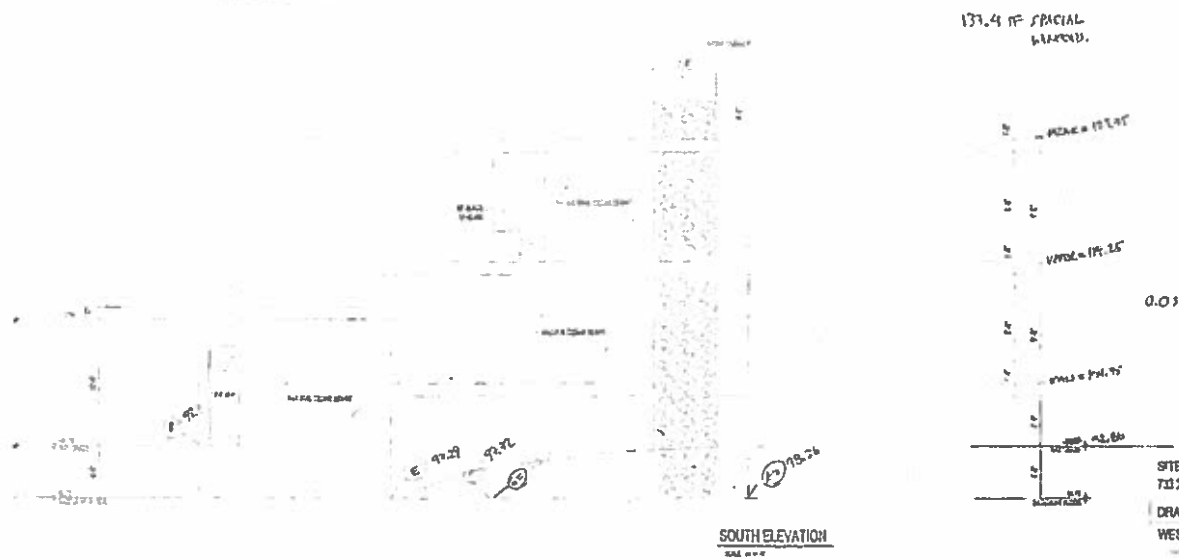
DATE:

DRAWN NUMBER: A3

ORIGINAL

212.73

212.74



REVISION MARCH 31, 2014

SCOPE OF WORK REVISED AS PER ATTACHED LETTER TO MR. BATMON SEPT AND MR. MARKT SIGN WHICH FORMS PART OF THIS REVISION

BP11197

SITE ADDRESS:
733 20ST, WEST VANCOUVER, B.C.

DRAWING TITLE:
WEST ELEVATION, SOUTH ELEVATION

SCALE:

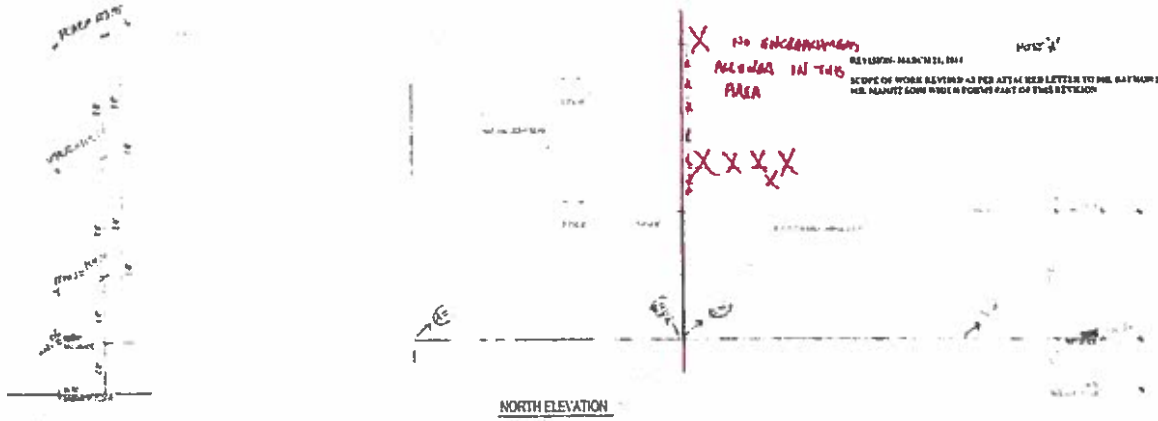
DRAWN BY:

DRAWN NUMBER:

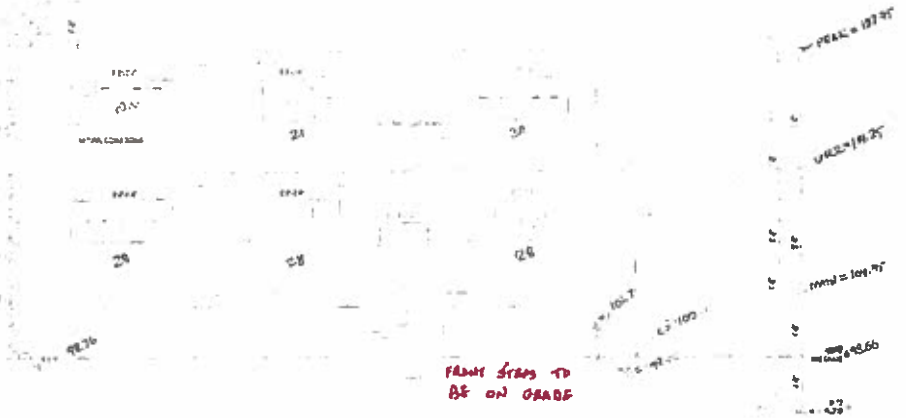
ORIGINAL

LINE OF REAR YARD SETBACK

X NO ENCROACHMENT ALLOWED IN THIS AREA



NORTH ELEVATION



FRONT STEPS TO BE ON GRADE

EAST ELEVATION

BP111973

SITE ADDRESS:
733 21ST WEST VANCOUVER, B.C.

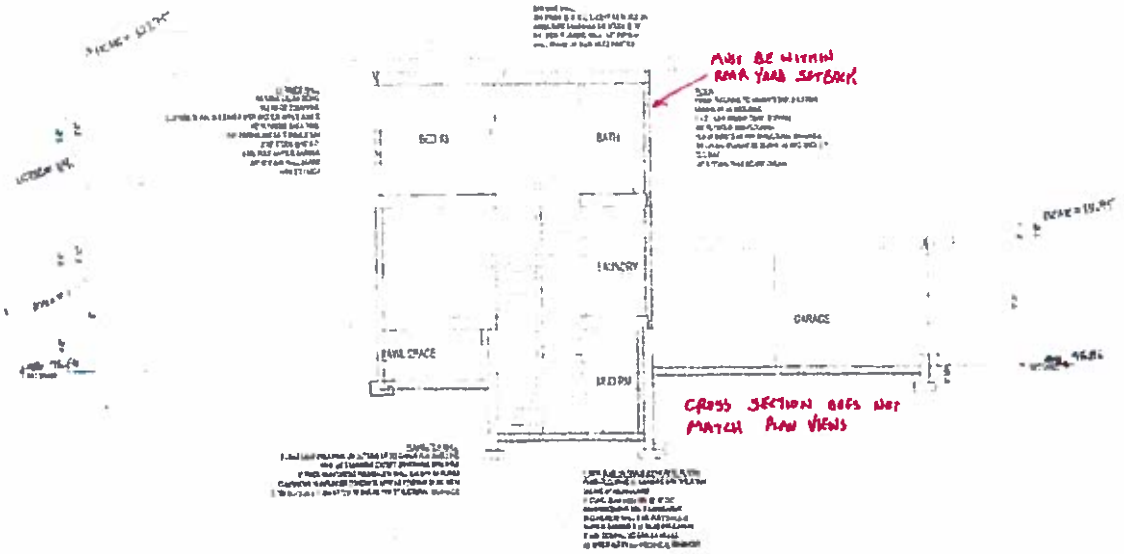
DRAWING TITLE:
EAST ELEVATION, NORTH ELEVATION

SCALE:

ORIGINAL

212.75

212.76



BP111973

A-A SECTION

SCALE: 1/4"=1'-0"

SITE ADDRESS:
8005 PASCO ROAD WEST VANCOUVER B.C.

DRAWING TITLE:
A-A SECTION

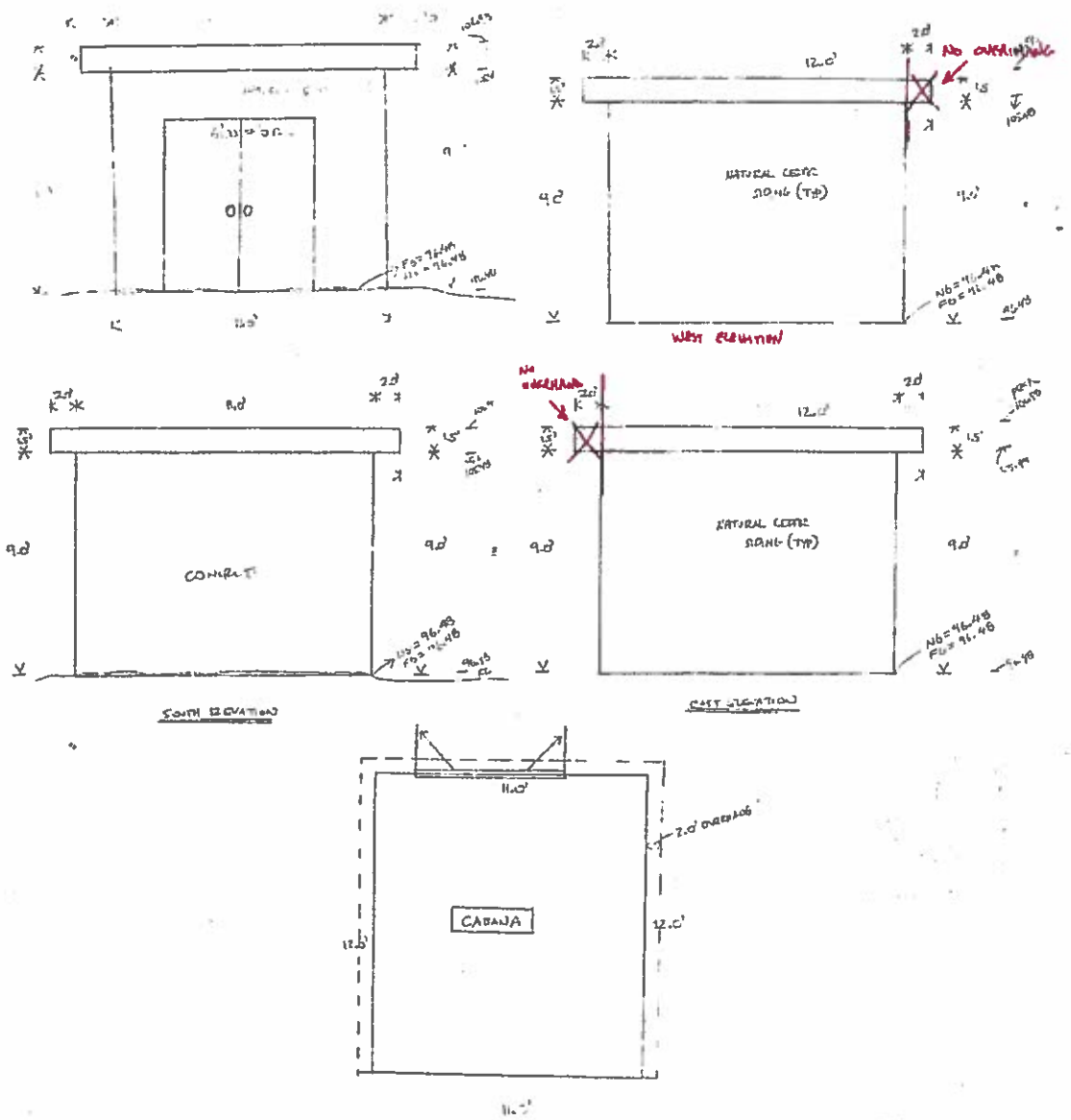
SCALE:

DRAWN BY:

DATE:

DRAWN NUMBER

ORIGINAL



BP111973

SITE ADDRESS:
733 20ST WEST VANCOUVER, B.C.

DRAWING TITLE:
SITE PLAN

SCALE

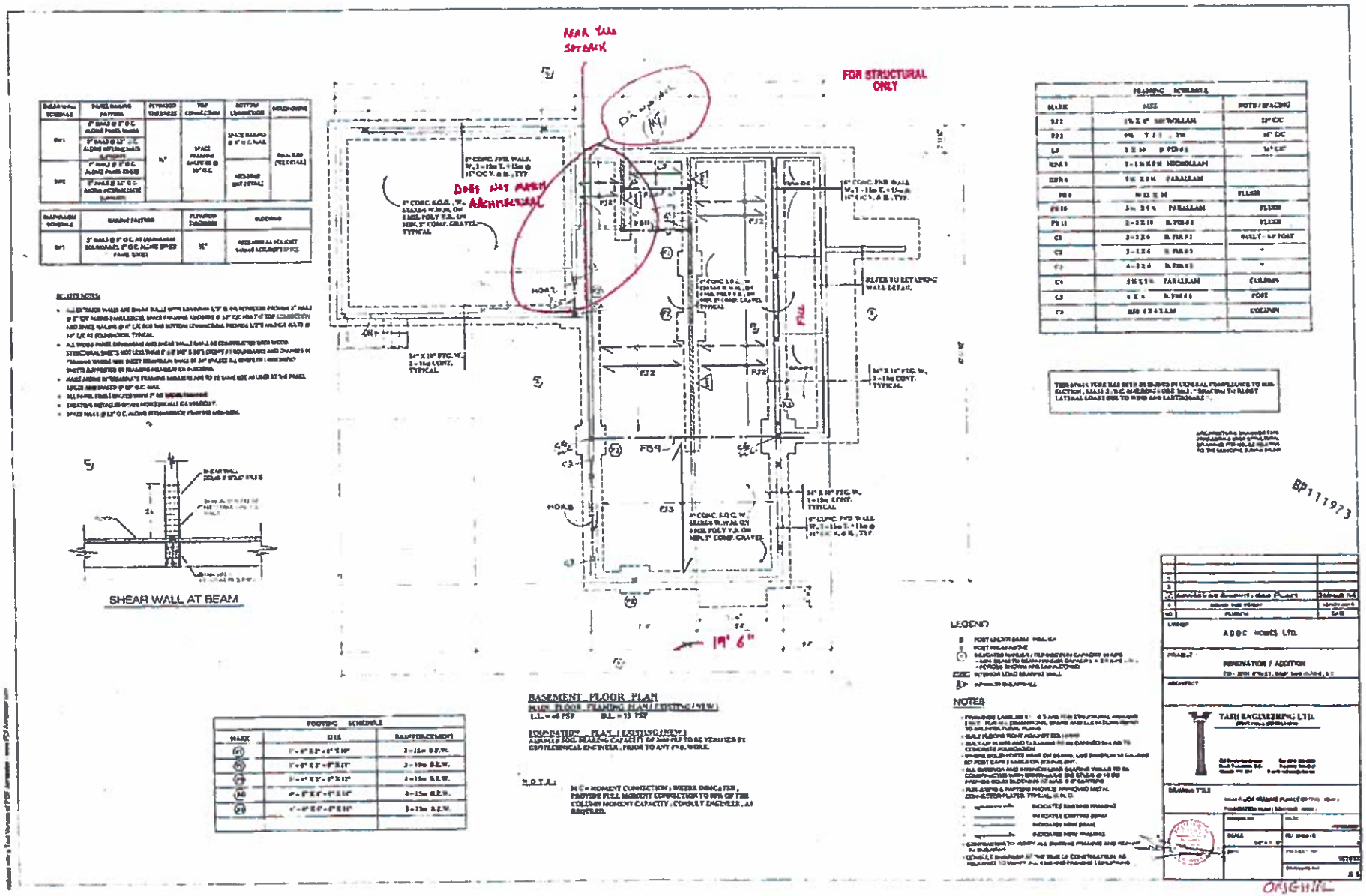
DRAWN BY: DATE:

DRAWN NUMBER:

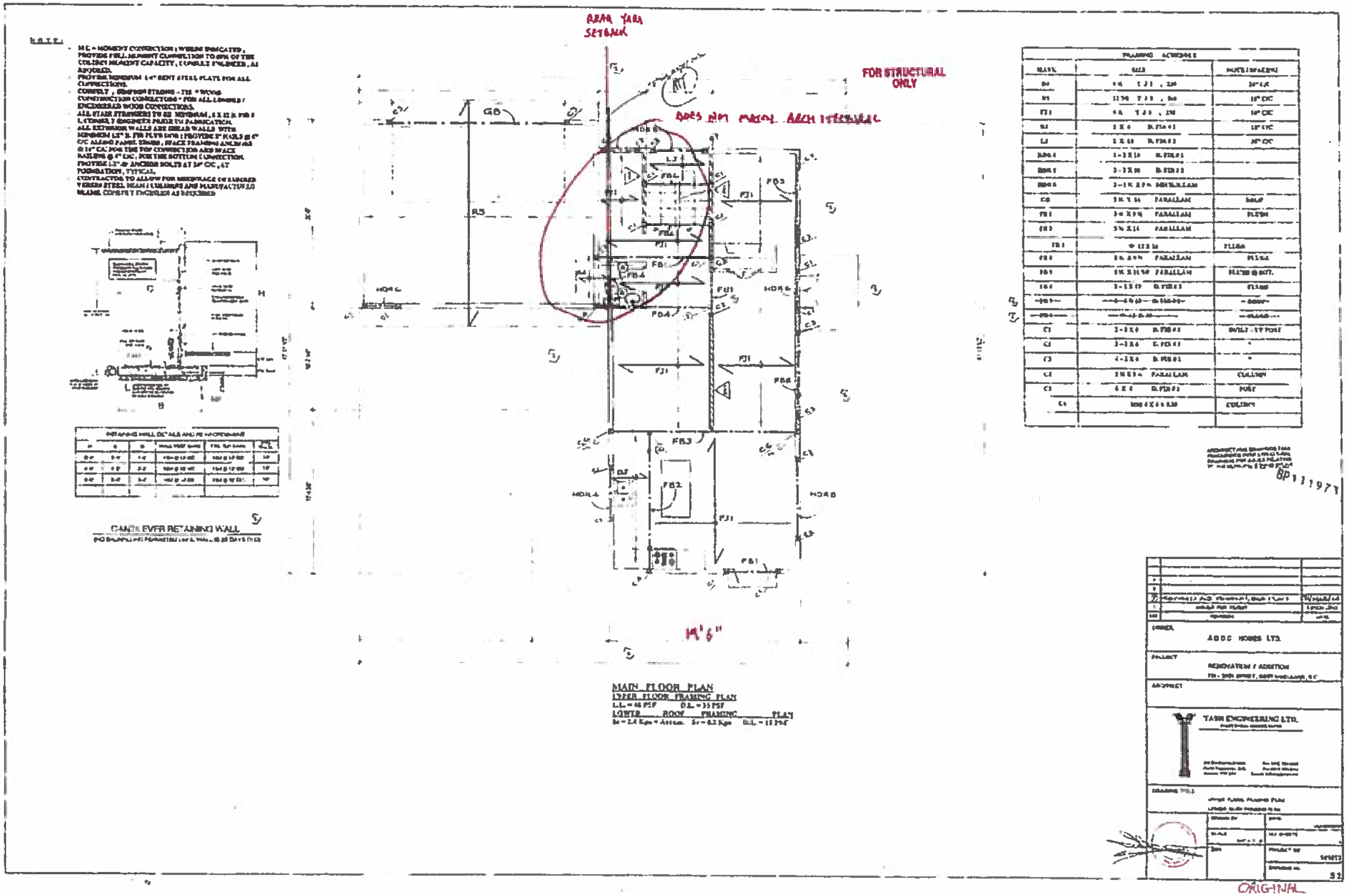
ORIGINAL

212.77

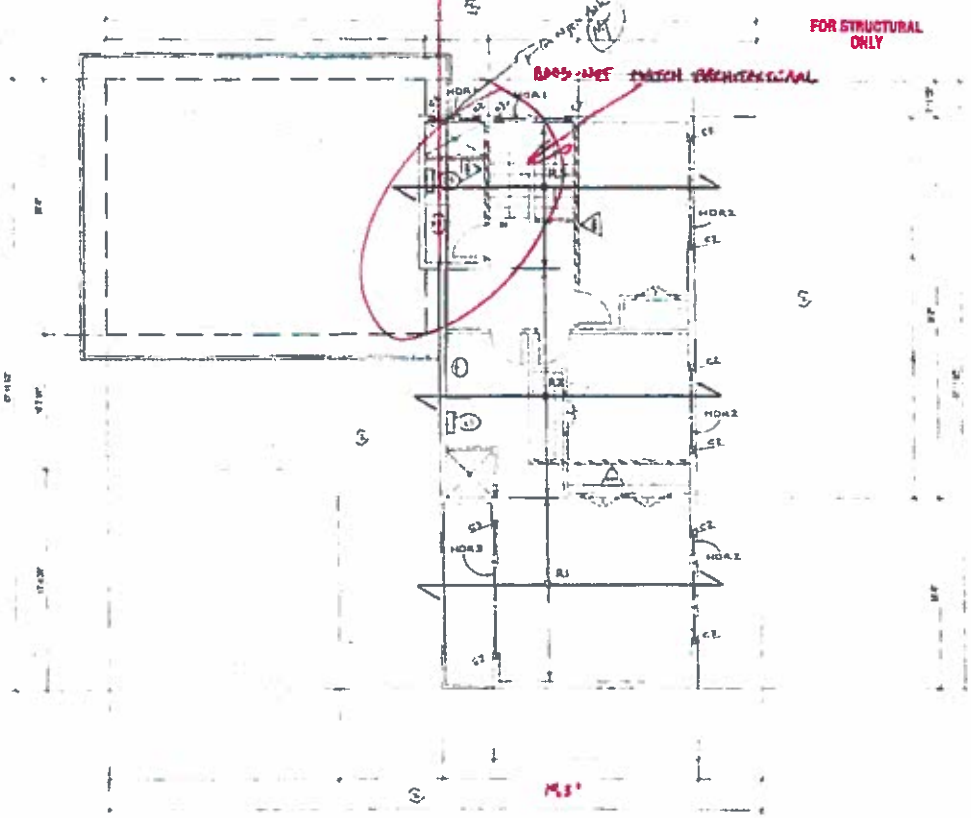
212,78



FOR STRUCTURAL ONLY
DOES NOT MARK ARCHITECTURAL
SHEAR WALL AT BEAM
19' 6"
BASEMENT FLOOR PLAN
LEGEND
NOTES
ADDC HOMES LTD.
RENOVATION / ADDITION
TASH ENGINEERING LTD.
ORIGINAL


REAR YARD SETBACK
FOR STRUCTURAL ONLY
CANTILEVER RETAINING WALL
14'6"
MAIN FLOOR PLAN
UPPER FLOOR FRAMING PLAN
LOWER ROOF FRAMING PLAN
TASH ENGINEERING LTD.
RENOVATION / ADDITION
BP111971
ORIGINAL

212.80



UPPER FLOOR PLAN

ROOF FRAMING PLAN

S_1 = 2.4 Kpa S_2 = 8.2 kpa D.L. = 15 PSF

FRAMING SCHEDULE		
MARK	SIZE	NOTES/SPACING
R1	[illegible]	[illegible]
R2	[illegible]	[illegible]
R3	[illegible]	[illegible]
HDR1	[illegible]	
HDR2	[illegible]	
HDR3	[illegible]	
C1	[illegible]	[illegible]
C2	[illegible]	"
C3	[illegible]	"
C4	[illegible]	[illegible]
C5	[illegible]	[illegible]
C6	[illegible]	[illegible]

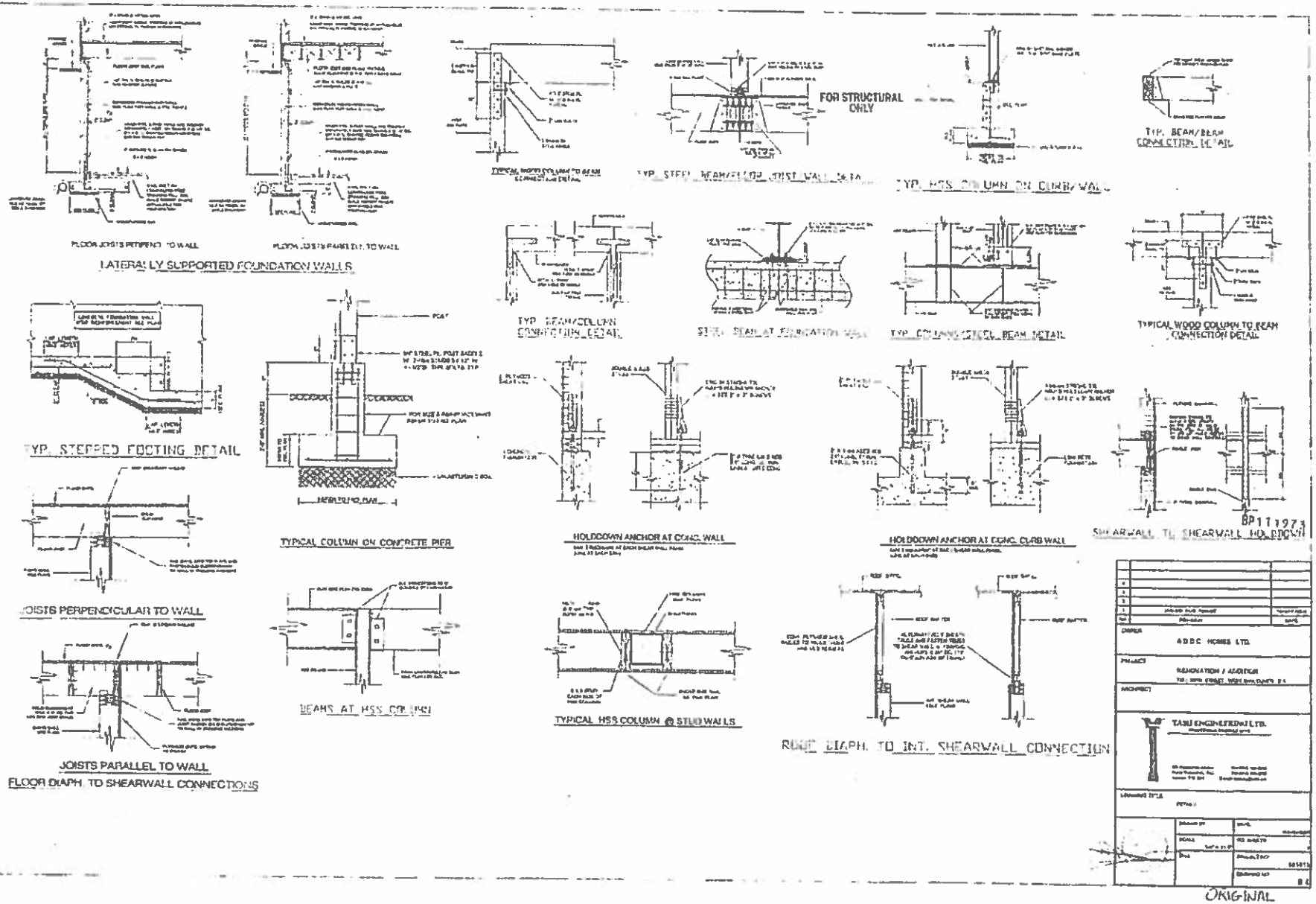
BP 11973

ABDC HOMES LTD

RENOVATION / ADDITION

TASH ENGINEERING LTD.

ORIGINAL



FLOOR JOISTS PERPEND. TO WALL
FLOOR JOISTS PARALLEL TO WALL
LATERALLY SUPPORTED FOUNDATION WALLS
TYPICAL WOOD COLUMN TO BEAM CONNECTION DETAIL
TYP. STEEL BEAM/FLOOR JOIST WALL DETAIL
FOR STRUCTURAL ONLY
TYP. HSS COLUMN ON CURB/WALL
TYP. BEAM/BEAM CONNECTION DETAIL
TYP. BEAM/COLUMN CONNECTION DETAIL
STEEL BEAM AT FOUNDATION WALL
TYP. COLUMNS/STEEL BEAM DETAIL
TYPICAL WOOD COLUMN TO BEAM CONNECTION DETAIL
TYP. STEPPED FOOTING DETAIL
TYPICAL COLUMN ON CONCRETE PIER
HOLDDOWN ANCHOR AT CONC. WALL
HOLDDOWN ANCHOR AT CONC. CURB WALL
SHEARWALL TO SHEARWALL HOLDDOWN
JOISTS PERPENDICULAR TO WALL
BEAMS AT HSS COLUMN
TYPICAL HSS COLUMN @ STUD WALLS
ROOF DIAPH. TO INT. SHEARWALL CONNECTION
JOISTS PARALLEL TO WALL
FLOOR DIAPH. TO SHEARWALL CONNECTIONS
ADDC HOMES LTD.
RENOVATION / ADDITION
TASU ENGINEERING LTD.
ORIGINAL

212.81

28.8.12

FOR STRUCTURAL ONLY

BP111973

ADDE HOMES LTD

TASH ENGINEERING LTD

ORIGINAL

APPENDIX 'J'

LETTER TO THE WEST VANCOUVER MUNICIPALITY
March 1st, 2017.

Attention: Mr. Chris Bishop

Dear Sirs,

Re: Water Management Problems with our Neighbour at 733 20th Street.

This letter is written on behalf of the two neighbouring properties to the above address with which we understand the Municipality has its own file of unresolved building construction concerns. This letter from us is dealing specifically with the inadequate management of both the underground and surface water and the drainage of the 733 20th Street property.

Specific reference is made to the attached Stormwater Management Plan, designed and submitted by Webster Engineering in early 2014 and which was approved by the District Building and Permits Department.
We have inserted numbers on the Webster drawing, which will directly reference points 1 to 6 below.

(1) and (2) The drainage design for the SW portion of the lot was for a "PERVIOUS" surface, not for the 100% concreted-over surface which now exists.
A cabana fills the SW corner.
A pool (apparently without a permit) was built along the W side of the property, with a concrete surround.
The area between the house, the pool and the garage is totally concreted over.
To our knowledge no drainage system has been installed to satisfactorily deal with the drainage from this impermeable area.

(3) An outdoor water supply at the back of the house appears to have sprung serious leak, either in the outside wall or between the wall and the water bib. Water has been and continues to gush from this leak 24/7, (for about 6 months now), adding to the damming effect in the back area due to lack of any possible drainage.
There is no way the lack of drainage can cope with this excess water.

(4) and (5). The cabana in the SW corner was the first outdoor structure built and appears to be over where the Webster dark arrow (4) indicated a drain be built to deal with the drainage from this **lowest point** on the lot.

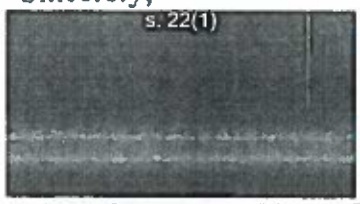
212.83

It is reasonable to assume that any water collecting on this S-W corner of 733 20th Street (from the designed hard surfaces PLUS that from the gushing exterior broken pipe/bib shown in (5), plus normal subsurface water) has ended up gravitationally in the adjoining properties.
The properties (Plan 4155-10) were able to improve their sub- surface handling of water from the adjoining S/W corner of 733 20th Street by increasing their own underground collection piping at their expense.
The other neighbouring property (Plan 4155-11) has had its own stormwater extraction at (5) even more seriously impacted. **Both of its alternating sump-pump systems run 24/7, coping with this excess water.**

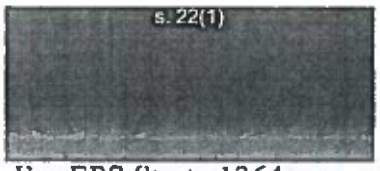
(6) **The swimming pool.**
This item appears to have neither a permit nor any way in which it can be emptied according to your regulations. The first time it was emptied, a 6-inch diameter hosepipe attached to a pump was lowered into the pool. The water was directed to our adjoining properties via the swale created between the 2 fences, and was the cause of serious flooding for both neighbours.
XXX This was reported to City Hall as it is illegal.
The second time he attempted to empty the pool over our adjoining wall or into the storm sewer in the lane, we stopped the process mid-way and the pool has remained half-empty.
XXX This was again reported to City Hall.

We, the affected neighbours request a meeting with the relevant District representatives in an attempt to sort out what is becoming a huge and on-going problem for us plus the District.
A drainage plan (as per the Webster plan) has to be devised for this totally impermeable area, as well as the emptying of the non-permitted swimming pool or for its removal.

Sincerely,

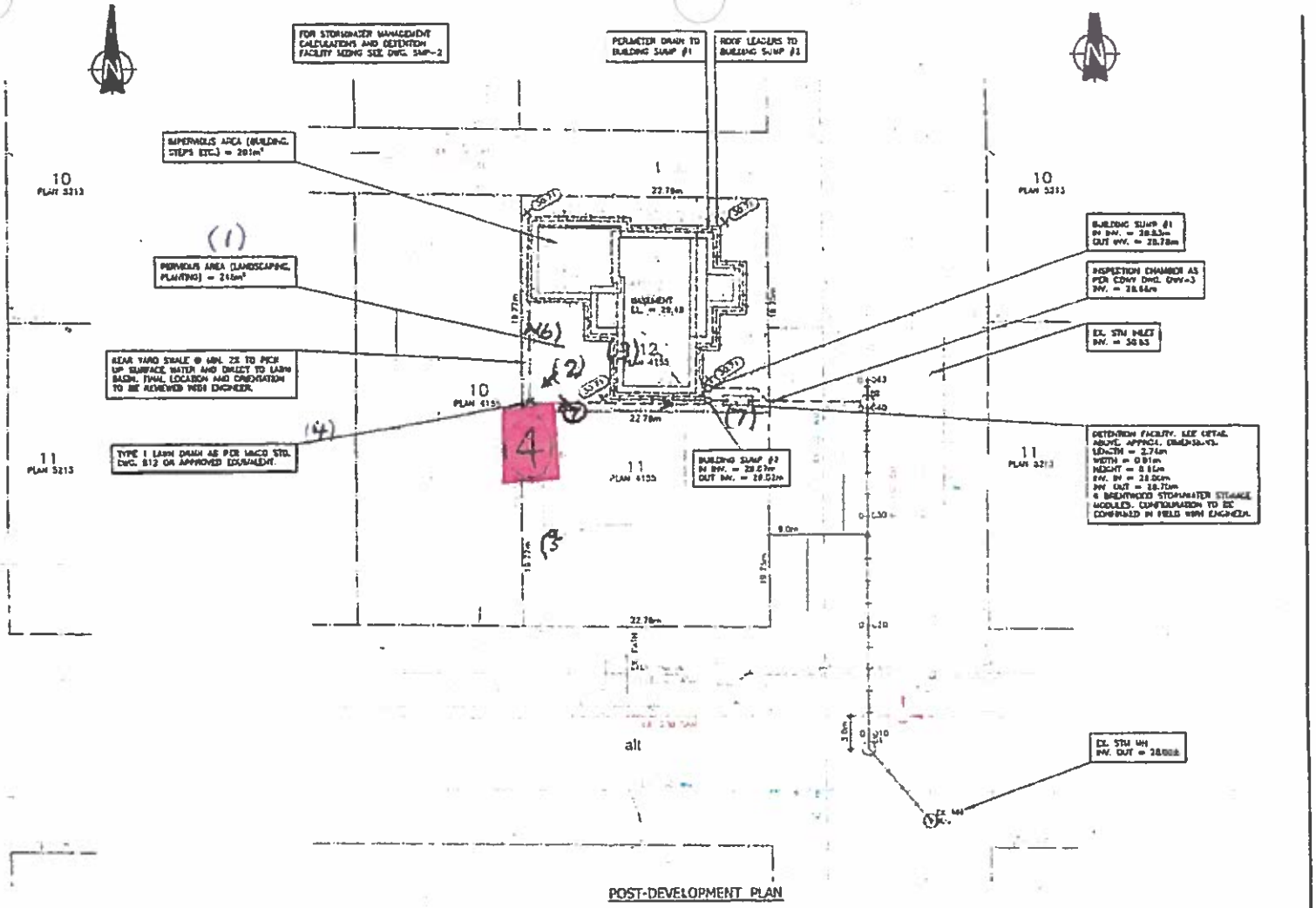


West Vancouver, V7V 1S3
s. 22(1)



For EPS Strata 1364
Hollybum Mews
s. 22(1)

212.84



POST-DEVELOPMENT PLAN

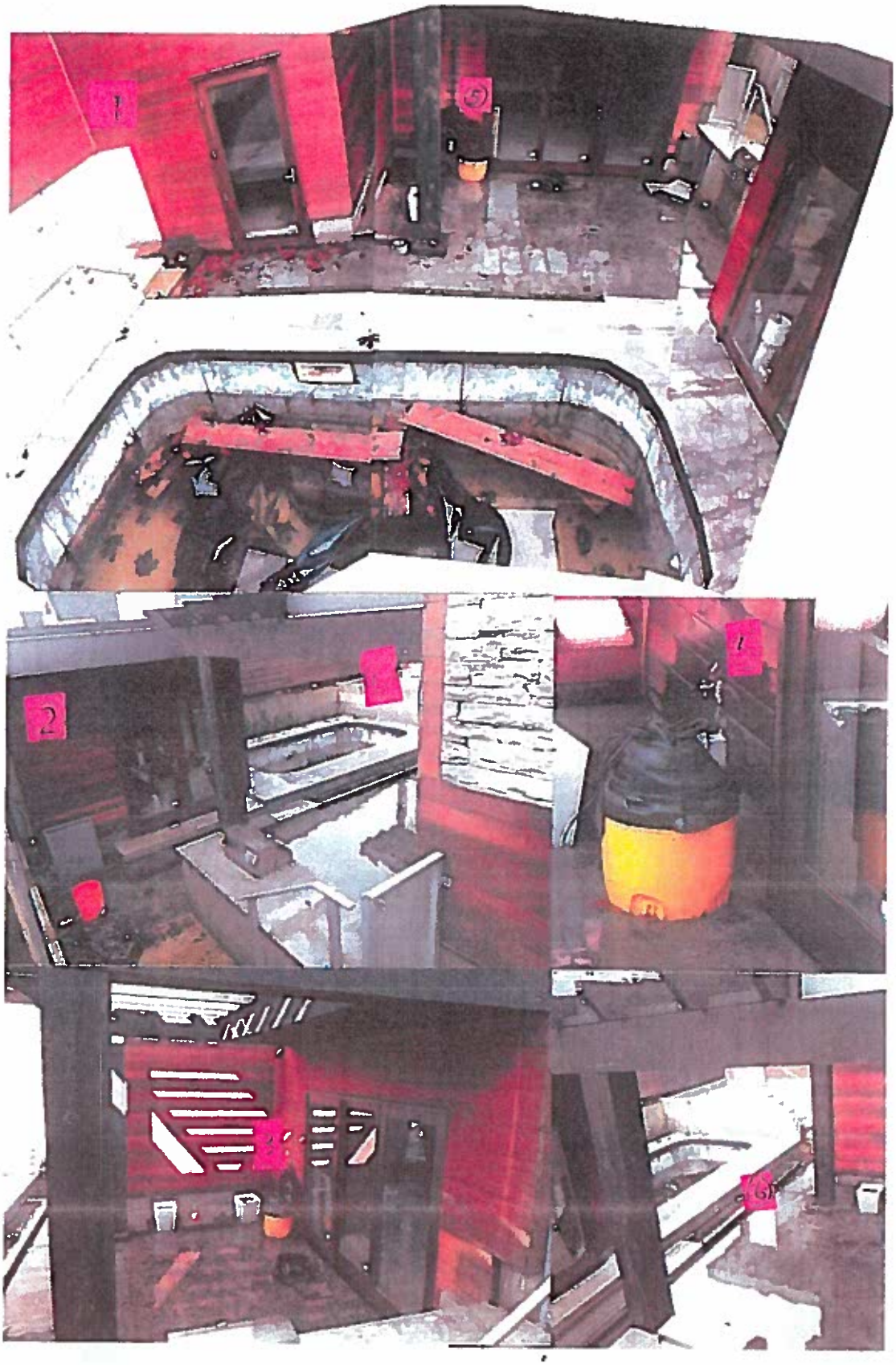
STEEP ROCKY TERRAIN SPECIALISTS
WEBSTER ENGINEERING LTD
PROFESSIONAL ENGINEERS
LAND DEVELOPMENT CONSULTANTS
3745 DELBROOK AVENUE NORTH VANCOUVER, B.C. V7N 3Z4 983-8456

designed by E.A.T.
drawn by M.L.M.
checked by A.G.D.
date JAN.03.14

STORMWATER MANAGEMENT PLAN

hor. 1:250 ver. 1:50
file no. 3528
drawing no. SMP-1
rev. 1

2.12.85



212.86

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212,88

APPENDIX 'L'

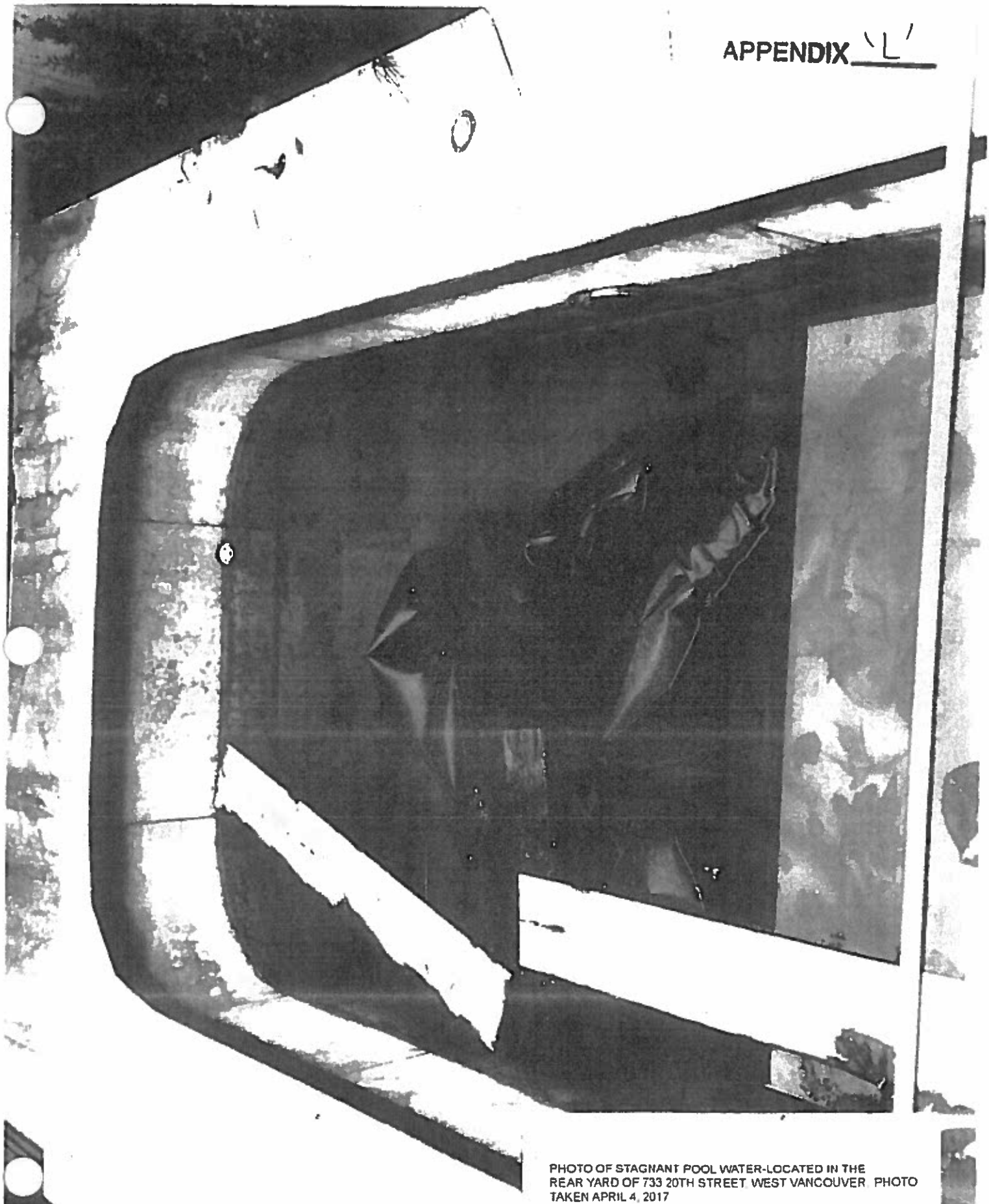

PHOTO OF STAGNANT POOL WATER-LOCATED IN THE REAR YARD OF 733 20TH STREET WEST VANCOUVER. PHOTO TAKEN APRIL 4, 2017

212.89

PHOTO OF FLOODED PATIO-LOCATED IN THE REAR YARD OF 733 20TH STREET, WEST VANCOUVER. PHOTO TAKEN APRIL 4, 2017

PHOTO OF "HOSE BIB" LEAKING WATER LOCATED IN THE REAR YARD OF 733 20TH STREET, WEST VANCOUVER PHOTO TAKEN APRIL 4, 2017

212.91

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212.92

APPENDIX 'M'

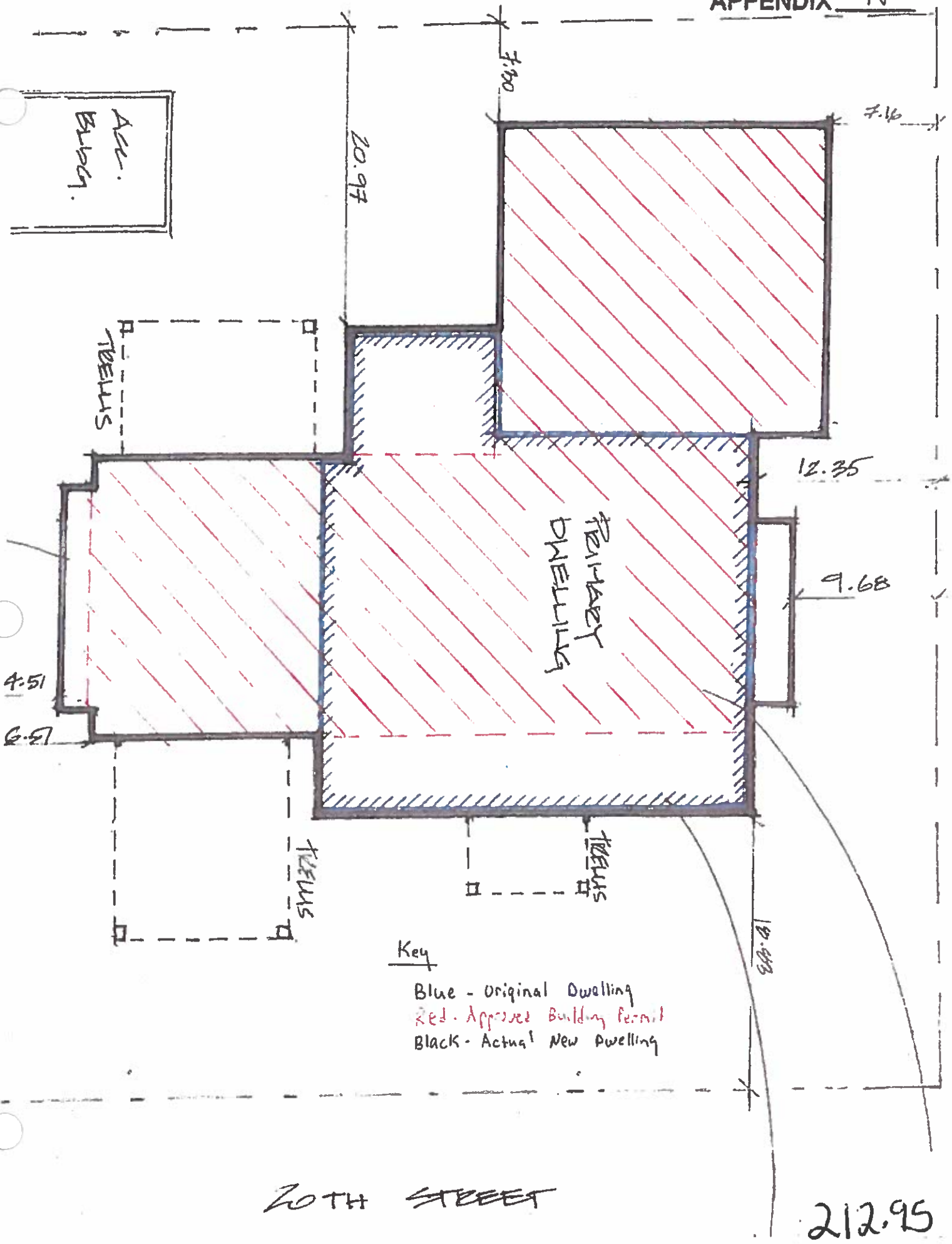
PHOTO OF FLOODED PATIO-LOCATED IN THE REAR YARD OF 733 20TH STREET, WEST VANCOUVER. PHOTO TAKEN APRIL 6, 2017

2017.04.06 12:55

212.93

PHOTO OF LEAKING "HOSE BIB"-LOCATED IN THE REAR YARD OF 733 20TH STREET, WEST VANCOUVER. PHOTO TAKEN APRIL 6, 2017
2017.04.06 12:56

APPENDIX 'N'


ACC. BLDG.
20.97
7.90
7.16
12.35
9.68
4.51
6.57
PRIMARY DWELLING
TREES
TREES
TREES
18.93
Key
Blue - Original Dwelling
Red - Approved Building Permit
Black - Actual New Dwelling
20TH STREET
212.95

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212.96

APPEND "O"

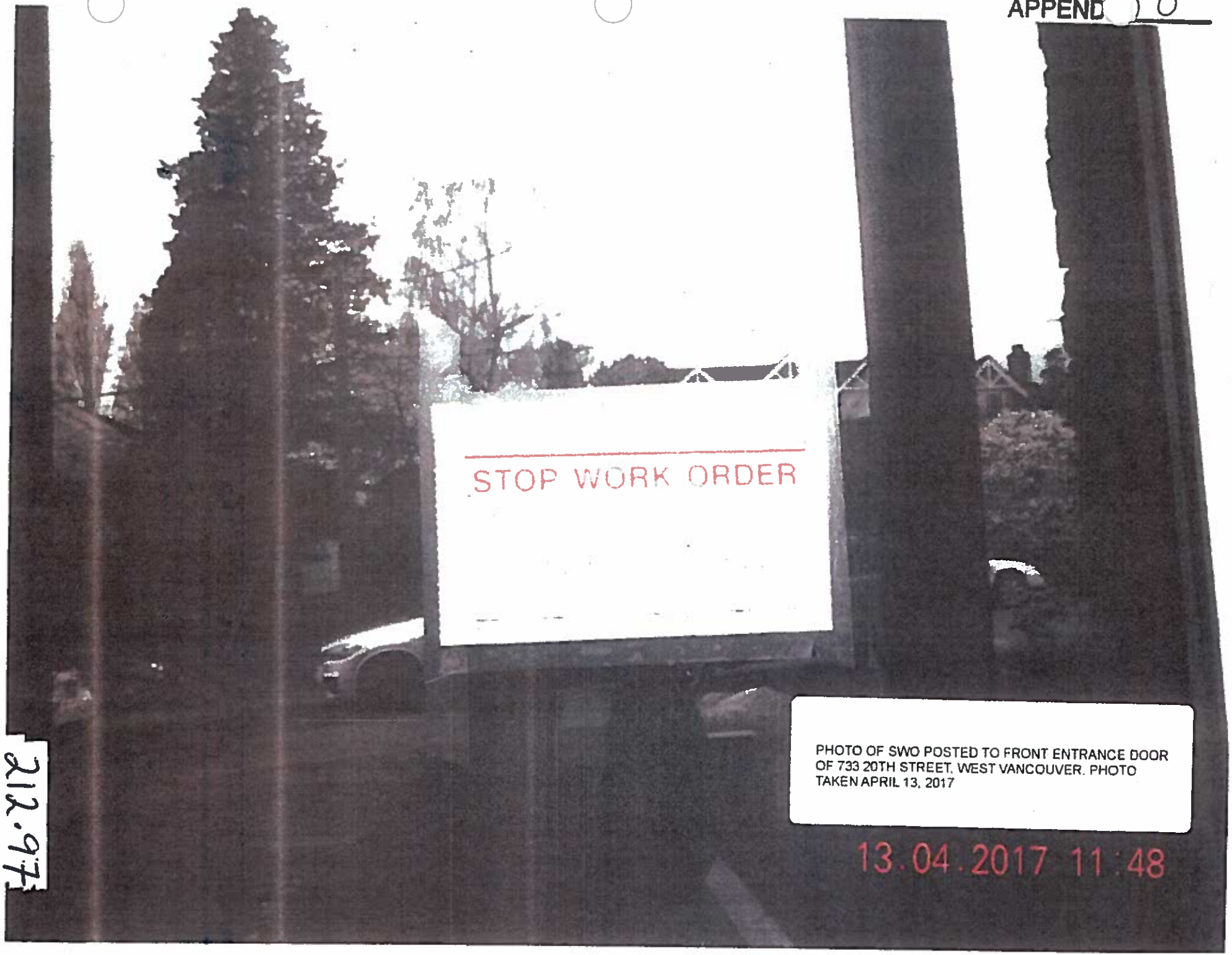

PHOTO OF SWO POSTED TO FRONT ENTRANCE DOOR OF 733 20TH STREET, WEST VANCOUVER. PHOTO TAKEN APRIL 13, 2017

212.97

PHOTO OF SWO POSTED TO FRONT ENTRANCE DOOR OF 733 20TH STREET, WEST VANCOUVER PHOTO TAKEN APRIL 13, 2017

13.04.2017 11:48

PHOTO OF GARAGE ENTRANCE
TO 733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 13, 2017

13.04.2017 11:25

212.99

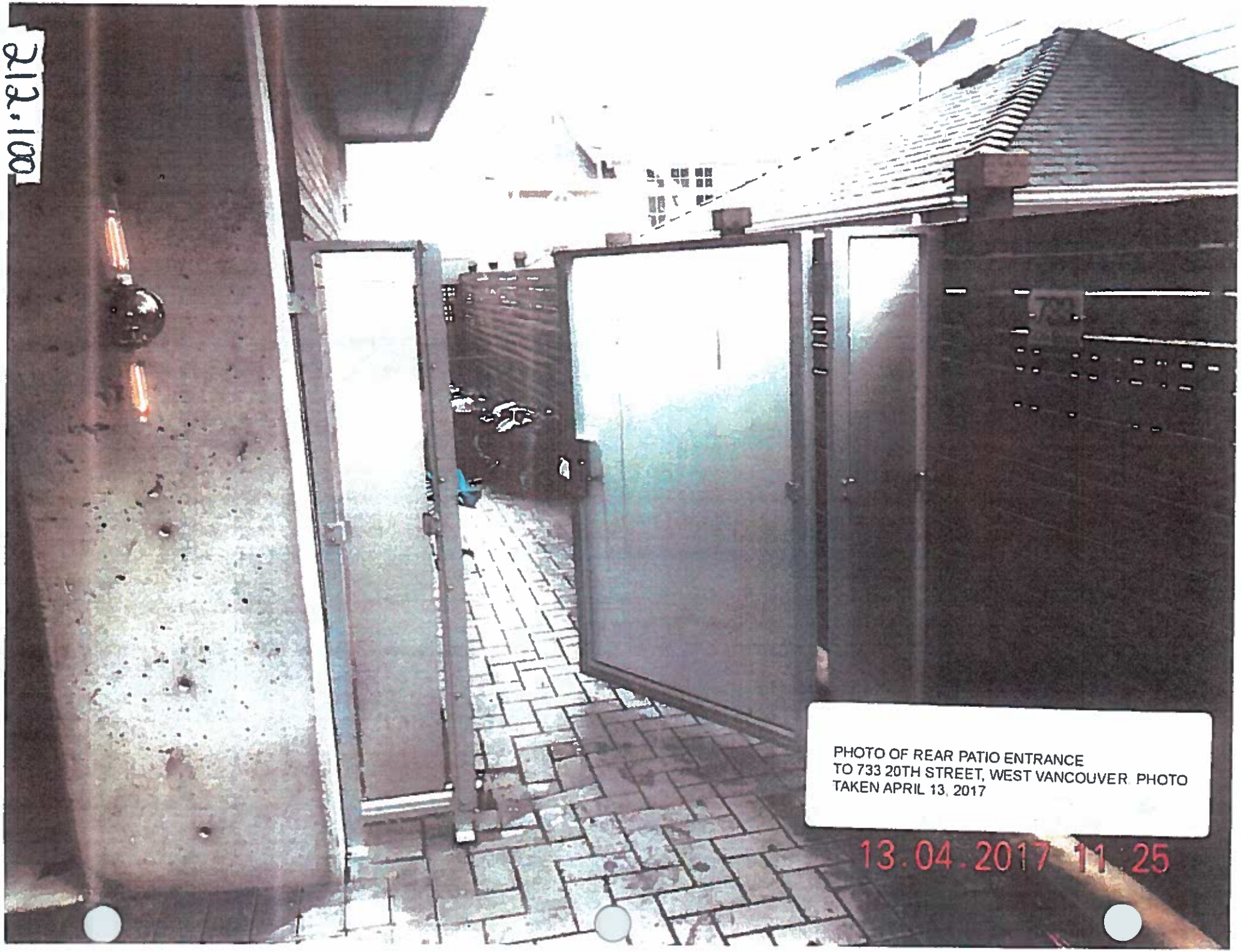
PHOTO OF REAR PATIO ENTRANCE
TO 733 20TH STREET, WEST VANCOUVER. PHOTO
TAKEN APRIL 13, 2017
13.04.2017 11:25

APPENDIX 'P'

212.101

PHOTO OF BASEMENT LIVING ROOM-
733 20TH STREET, WEST VANCOUVER. PHOTO
TAKEN APRIL 20, 2017

212, 102

PHOTO OF STAIRCASE-
733 20TH STREET, WEST VANCOUVER. PHOTO TAKEN APRIL 20, 2017

PHOTO OF BASEMENT STORAGE AREA-
733 20TH STREET, WEST VANCOUVER. PHOTO
TAKEN APRIL 20, 2017

20.04.2017 15:45

212.103

401.212

PHOTO OF BASEMENT DINING ROOM/WASHROOM-
733 20TH STREET, WEST VANCOUVER. PHOTO
TAKEN APRIL 20, 2017

20.04.2017 15:45

PHOTO OF BASEMENT WALL-
733 20TH STREET, WEST VANCOUVER. PHOTO
TAKEN APRIL 20, 2017
20.04.2017 15:45

2121105

PHOTO OF BASEMENT BAR-
733 20TH STREET, WEST VANCOUVER. PHOTO TAKEN APRIL 20, 2017

20.04.2017 15:46

PHOTO OF TOP FLOOR-HALL-
733 20TH STREET, WEST VANCOUVER. PH
TAKEN APRIL 20, 2017

20.04.2017 15:46

2017.12

PHOTO OF TOP FLOOR ENSUITE-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017
20.04.2017 15:46

212,108

PHOTO OF TOP FLOOR ENSUITE LOOKING AT MASTER BEDROOM-
733 20TH STREET, WEST VANCOUVER PHOTO TAKEN APRIL 20, 2017
20.04.2017 15:47

601.212

PHOTO OF TOP FLOOR ENSUITE BATHTUB-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017

20.04.2017 15:47

212.110

PHOTO OF TOP FLOOR MASTER BEDROOM-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017

20.04.2017 15 47

111,212

PHOTO OF TOP FLOOR MASTER BEDROOM-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017
20.04.2017 15:47

PHOTO OF TOP FLOOR MASTER BEDROOM FACING OUTSIDE-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017
20.04.2017 15:47

212.113

PHOTO OF TOP FLOOR SECOND BEDROOM-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017

20.04.2017 15:47

212.114

212.15
PHOTO OF TOP FLOOR OFFICE-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017
20.04.2017 15:47

PHOTO OF GROUND FLOOR LIVING ROOM-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017

PHOTO OF GROUND FLOOR DINING ROOM-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017

20.04.2017 15:48

212.117

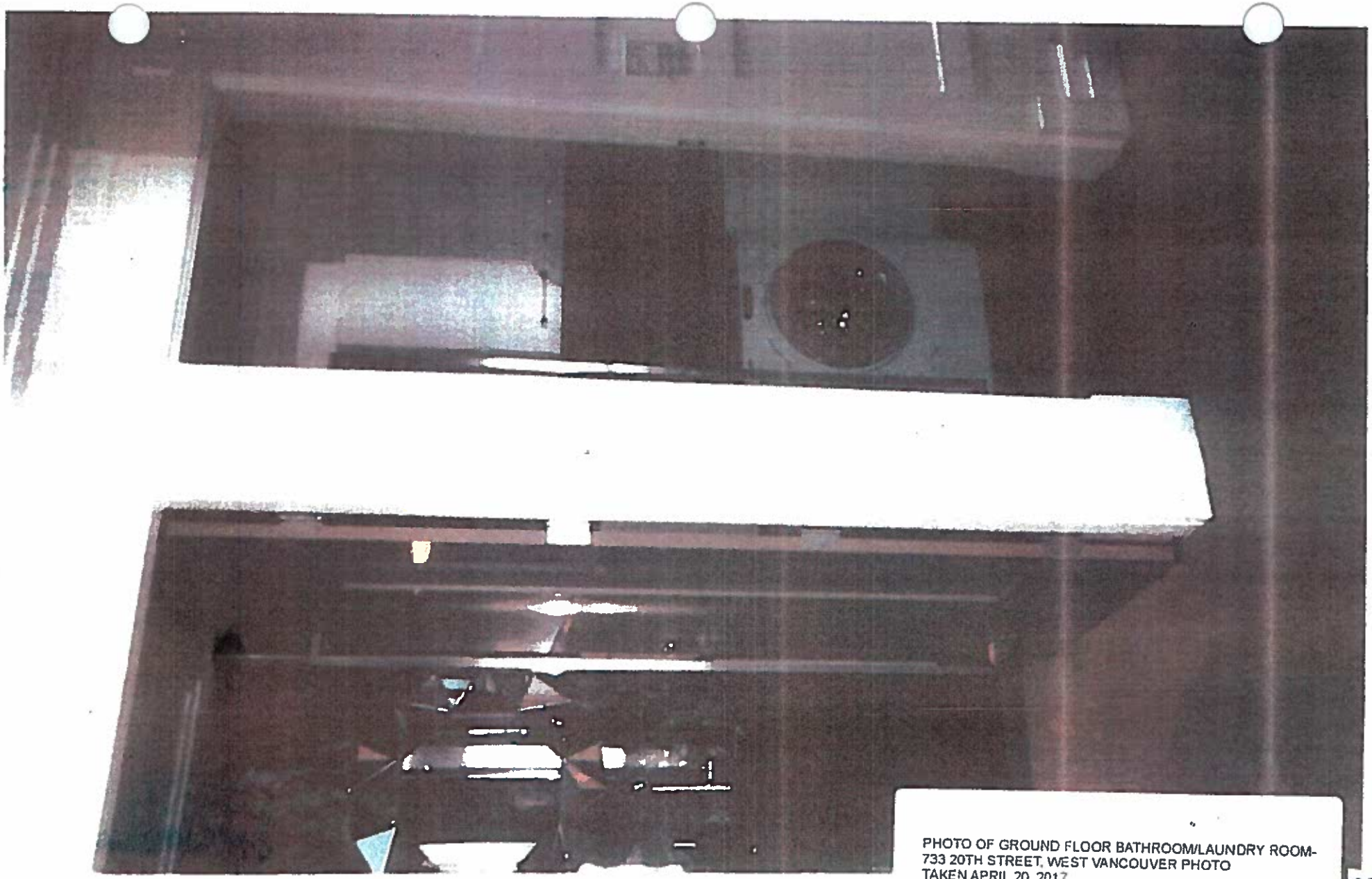

PHOTO OF GROUND FLOOR BATHROOM/LAUNDRY ROOM-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017

20.04.2017 15:48

212.118

PHOTO OF GROUND FLOOR OFFICE-
733 20TH STREET, WEST VANCOUVER PHOTO
TAKEN APRIL 20, 2017

20.04.2017 15:48

212.119

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212.120