

Attachment H

*Integrated Services Letters from July 2018
to December 2021*



NEW WESTMINSTER

DEVELOPMENT SERVICES DEPARTMENT

July 4, 2018

REGISTERED MAIL

1078062 BC LTD
1105-8 LAGUNA CRT
NEW WESTMINSTER BC V3M 6M6

Dear Mrs. Georgetta Dóncini,

Re: Property known as: 53 Fourth Street, New Westminster, BC
Legal Description: BLOCK 16, NEW WEST DISTRICT, PLAN LMP28797 PARCEL
A AIRSPACE, GROUP 1.

This letter is further to complaints received by the City regarding the above-noted property and to a subsequent inspection conducted June 26, 2018. During the inspection numerous violations of the *Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004* were identified. A copy of the bylaw is included for your reference.

As per Section 6(a) of the bylaw you are hereby Ordered to:

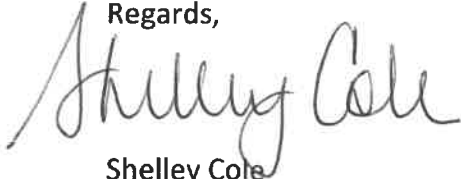
- Hire a licensed pest control company to assess the infestation of mice at the property and create a comprehensive treatment plan to eradicate the infestation. Submit the treatment plan and on-going service contract to Health Inspector Daisuke Serizawa by September 30, 2018 and have a copy available at inspection scheduled for the next inspection.
- Inspect all units every two months to ensure tenant recommendations given by the pest control company are being implemented.
- Correct all deficiencies noted in the attached Appendix by September 30, 2018.
- Ensure all suites conform to the minimum maintenance standards as set out in Part 4 of the above-noted bylaw by September 30, 2018.
- Hire a licensed certified Engineer and a registered Architect to assess the condition of the building and to determine if it is safe for the intended use. The areas of concern are, but not limited to, the structure and envelope. Submit signed and sealed reports to the City of New Westminster by September 30, 2018.

A re-inspection to confirm compliance has been scheduled for October 1, 2018 at 9:00 am. Be advised you are expected to provide access to *all* suites and common areas at that time and there is an expectation these areas will be in compliance. Further, you are reminded of the need to follow the Residential Tenancy Act requirements by providing

tenants the appropriate advance notice of the inspection. Failure to comply with this Order will result in further enforcement action which may include ticketing and/or court action.

If you have any questions or concerns do not hesitate to contact me at 604-527-4603 or by email at scole@newwestcity.ca.

Regards,

A handwritten signature in black ink, appearing to read 'Shelley Cole', written in a cursive style.

Shelley Cole
Bylaw Officer

Cc: Fraser health Environmental Officer, Daisuke Serizawa

Unit 7

- Caulking around the bathtub and toilet require repair rendering them impervious to moisture to prevent water damage (see photo #37).
- Wall in the living room is cracked and requires assessment and repair (see photo #38).
- Mice were reported in this unit.
- Window frames are rotting and separating from the wall and require repair (see photo 39).
- Countertop has separated from the wall leaving a large gap requiring repairs (see photo #40).

Unit 8

- Toilet water is running and requires investigation and repair (see photo #42).
- Mice were reported in this unit and require treatment by a licensed pest control.
- Fridge seal requires replacement.

Unit 9

- Kitchen ceiling is leaking water and requires investigation and repair (see photo #45).
- Kitchen and bathroom tiles are cracked and require repair or replacement (see photo #46).
- Window sills are leaking and require investigation and repair.
- Living room walls and ceilings have large cracks and require assessment and repair (see photo #48).

Unit 10

- Entry door does not shut properly and requires investigation and repair.
- Ceiling in bathroom has large cracks and requires investigation and repair (see photo #50).

2018.06.26
53 Fourth Street
New Westminster, BC
File #28764



Photo 1: Photo of the property taken from Google.



Photo 2: Exterior of the building on the southwest corner. Exterior shows signs of possible water damage.

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Photo 5: Exterior of the building. Exterior shows signs of possible water damage.



Photo 6: Interior inspection of suite 1.

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of the building.



Photo 9: Another view of the suites ceilings near the front entry.



Photo 10: Floor near the exterior Southwest wall – appears to be water damage.

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Photo 13: More damaged ceilings.



Photo 14: A close up view of the wall near the bedroom door.

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Photo 17: Interior inspection of Suite #2



Photo 18: Interior hallway showing damage or cracked walls.

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Photo 21: the toilet is loose – likely due to the tiling coming away from the subfloor.



Photo 22: When tested, stove did produce gas but did not light a burner.

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Photo 25: Electrical outlet has no cover plate.



Photo 26: Cracks in the wall.

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53 Fourth Street
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Photo 29: Entry door frame is damaged and coming away from the wall.



Photo 30: Entry door frame is damaged and coming away from the wall.

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Photo 33: Ceiling in the bathroom with extensive ceiling damage. It appears The plaster has fallen away and the floor of the suite above can be seen.



Photo 34: More ceiling and wall damage in the bathroom.

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Photo 37: Caulking around the tub, toilet and floor is rotted.



Photo 38: Wall damage.

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Photo 41: Interior inspection of Suite 8.



Photo 42: Toilet water running consistently.

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Photo 45: Ceiling is showing signs of cracking and damage.



Photo 46: Floor is cracked throughout the kitchen.

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2018.06.26 10:54

Photo 49: Interior inspection of Suite #10.



2018.06.26 10:56

Photo 50: Ceiling is cracked.

From: Shelley Cole
Sent: Thursday, February 14, 2019 2:57 PM
To: 'Georgeta Donici'
Subject: 53 Fourth Street - Maintenance Order

Importance: High

Hi Georgeta,

This email follows an inspection on June 26, 2018, and Order sent July 4, 2018 requiring maintenance and repairs at 53 Fourth Street NW. A re-inspection to confirm compliance was conducted February 5, 2019, however, I found that some of the required repairs were incomplete. Since a large number of the repairs have been completed or are in progress, an extension has been granted to complete the work. **Also please note that permits will be required for plumbing and electrical work.**

As per Section 6 (a) of the Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 you are hereby Ordered to make the following repairs by **March 14, 2019:**

1. As Ordered, the City received a report from the Structural Engineer, NIAKOU EI, advising that the building is being monitored for structural integrity over a six-month period and a report will be supplied following May 16, 2019. All required wall, ceiling and sloped floor repairs will therefore be held over until after the Engineer's report is received.
2. Unit 2:
Entry door sticks and does not close properly without force.
Oven is reported to not reach temperature.
3. Unit 3:
Oven is reported to not reach temperature.
4. Unit 4 :
No access to see if electrical outlet cover plates were replaced.
5. Unit 5:
Bedroom door trim is cracked and broken and requires repair.
Caulking around the bathtub and toilet requires repair.
Bathroom sink taps are broken and require replacement.
6. Unit 7:
Window frames are rotting and separating from the wall and require repair.
7. Unit 8:
Repair or replace the fridge seal.
Wall above living room entry is cracked and damaged.
8. Unit 9:
This unit was being repaired during the inspection and therefore deficiencies are outstanding.
Kitchen ceiling is leaking water and requires repair.

Window sills are leaking and require repair.

A re-inspection has been scheduled for March 14, 2019 at 10am.

If you have questions or concerns please contact me directly.

Shelley Cole | Bylaw Officer, MA / CPTED
T 604.527-4603 | E scole@newwestcity.ca

🏰 City of New Westminster | Licensing and Integrated Services
511 Royal Ave, New Westminster, BC V3L 1H9
www.newwestcity.ca

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REGISTERED MAIL & EMAIL

Dear Mrs. Georgetta Doncini,

This letter is further to complaints received by the City regarding the bylaw violations at the above-noted property, a subsequent inspection conducted June 26, 2019, and an Order dated July 4, 2018 requiring maintenance and repairs. Despite numerous extensions to complete the work, the repairs are not complete and the property remains in violation. Below is a brief chronology of events:

Dec 13, 2018 - City staff receive the required Engineer's Report and confirmation of pest control treatment.

Jan 10, 2019 - Ms. Doncini requests extension and advises that required repairs are incomplete. In addition, Ms. Doncini advises she is leaving to go on a holiday and understands that this means she will not be able to attend the scheduled inspection for January 11, 2019. Bylaw Officer Cole advises of fine to be issued.

Despite the extensions and flexibility provided, the required repairs are not complete. Consequently, Bylaw Offence Notice B0011624 is attached in the amount of \$500 for violating Section 9(a) of the *Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004* for failure to comply with an Order. Information regarding payment options and the dispute process are on the back of the ticket. Note that early payment will result in lower fine amount.

Part 4 of the bylaw lists minimum maintenance standards required in all rental units. Owners are responsible for complying with the standards and shall not rent or offer to rent any units that do not conform. A copy of bylaw is attached for your reference.

As per Section 6(a) of the bylaw you are hereby Ordered to:

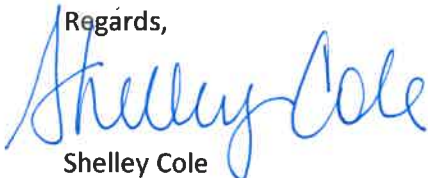
- **Correct all deficiencies listed in Appendix A by February 5, 2019 (list is from Order dated July 4, 2018).**

A re-inspection to confirm compliance has been scheduled for **February 5, 2019 at 9:30 AM**. Failure to complete the work by this date will result in further enforcement action including fines and/or court action. Additionally, a \$200 fine can be issued for each and every outstanding deficiency and ticketing can occur daily.

Be advised you are expected to provide access to *all* suites and common areas at that time and there is an expectation these areas will be in compliance. Further, you are reminded of the need to follow the Residential Tenancy Act requirements by providing tenants the appropriate advance notice of the inspection.

If you have any questions or concerns do not hesitate to contact me at 604-527-4603 or by email at scole@newwestcity.ca

Regards,



Shelley Cole
Bylaw Officer

Cc: Daisuke Serizawa, Environmental Officer Fraser Health

Appendix

Unit 1

- Southwest living room walls, ceiling and windows are cracked and the window is leaking. The floor below this wall is clearly sloped and requires assessment and repair (see attached photo #s 6-16).
- Ceiling in the bathroom requires repair (see attached photo #s 7-16).

Unit 2

- Unit entry door sticks and does not close properly without force.
- Bathroom floor is extremely sloped. The tiling between the bathtub and the toilet has sunk, the tiles have are loose and the floor beneath seems to be soft and spongy indicating rot – investigate and repair (see photos #19).
- Caulking around the bathtub and toilet require repair rendering them impervious to moisture to prevent water damage (see photo #s 20, 21).
- Kitchen floor is extremely sloped and requires assessment and repair.
- Stove burners would not light during inspection indicating the stove is not functioning properly. Investigate and repair.

Unit 3

- Unit's floor is extremely sloped and required assessment and repair.

Unit 4

- Living room floor is sloped and requires assessment and repair.
- Light switches and electrical outlets require cover plates (see photo #25).
- Hallway wall is cracked and requires assessment and repair (see photo #26).
- Living room ceiling has a hole and requires repair (see photo #27).

Unit 5

- Bedroom door trim is cracked and broken (see photo #s 29, 30).
- Caulking around the bathtub and toilet require repair rendering them impervious to moisture to prevent water damage (see photo #31).
- Bathroom sink taps are broken and require repair (left side does not work and right side is leaking – see photo #32).
- Bathroom ceiling has an enormous hole and some small holes and the plaster is crumbling away. Assess and repair (see photo #s 33, 34).

Unit 7

- Caulking around the bathtub and toilet require repair rendering them impervious to moisture to prevent water damage (see photo #37).
- Wall in the living room is cracked and requires assessment and repair (see photo #38).

- Mice were reported in this unit.
- Window frames are rotting and separating from the wall and require repair (see photo 39).
- Countertop has separated from the wall leaving a large gap requiring repairs (see photo #40).

Unit 8

- Toilet water is running and requires investigation and repair (see photo #42).
- Mice were reported in this unit and require treatment by a licensed pest control.
- Fridge seal requires replacement.

Unit 9

- Kitchen ceiling is leaking water and requires investigation and repair (see photo #45).
- Kitchen and bathroom tiles are cracked and require repair or replacement (see photo #46).
- Window sills are leaking and require investigation and repair.
- Living room walls and ceilings have large cracks and require assessment and repair (see photo #48).

Unit 10

- Entry door does not shut properly and requires investigation and repair.
- Ceiling in bathroom has large cracks and requires investigation and repair (see photo #50).

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File #28764



Photo 1: Photo of the property taken from Google.



Photo 2: Exterior of the building on the southwest corner. Exterior shows signs of possible water damage.

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Photo 3: Exterior of the building on the southwest corner. Exterior shows signs of possible water damage.



Photo 4: Exterior of the building. Exterior shows signs of possible water damage.

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Photo 5: Exterior of the building. Exterior shows signs of possible water damage.



Photo 6: Interior inspection of suite 1.

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Photo 7: Suite walls have large creeks near the exterior Southwest wall and floor is extremely sloped and appears to be sinking in this corner of the building.



Photo 8: Suite ceiling have large creeks near the exterior Southwest wall and floor is extremely sloped and appears to be sinking in this corner

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of the building.



Photo 9: Another view of the suites ceilings near the front entry.



Photo 10: Floor near the exterior Southwest wall – appears to be water damage.

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Photo 11: Southwest wall: wall is cracking and window frame is separating from the wall. This appears to be water damage from previous leak.



Photo 12: More evidence of cracked ceilings and walls.

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File #28764

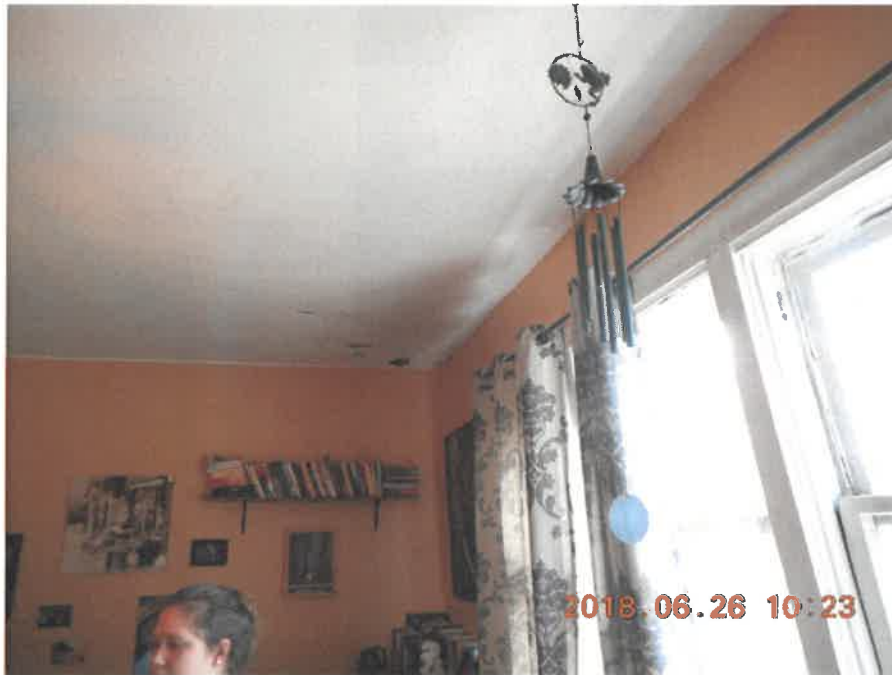


Photo 13: More damaged ceilings.



Photo 14: A close up view of the wall near the bedroom door.

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Photo 15: Window frame is water damaged.



Photo 16: Leak has been repaired but ceiling has not.

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Photo 17: Interior inspection of Suite #2



Photo 18: Interior hallway showing damage or cracked walls.



Photo 19: The washroom tile floor is caving in near the bathtub. Touching the tile made it evident that there is nothing below securing the tile and subfloor may be rotted away.



Photo 20: The bathtub requires caulking to render it impervious to moisture and water damage.

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Photo 21: the toilet is loose – likely due to the tiling coming away from the subfloor.



Photo 22: When tested, stove did produce gas but did not light a burner.

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Photo 23: Damaged walls.



Photo 24: Interior inspection of Suite #4.

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Photo 25: Electrical outlet has no cover plate.



Photo 26: Cracks in the wall.

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Photo 27: Ceiling appears to have suffered water damage.



Photo 28: Interior inspection of Suite #5.

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File #28764



Photo 29: Entry door frame is damaged and coming away from the wall.



Photo 30: Entry door frame is damaged and coming away from the wall.

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Photo 31: Bathtub requires repair of the caulking around the edge of the tub and at the floor level.



Photo 32: Faucets were not working properly. One on the left does not work and the one on the right is leaking.

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Photo 33: Ceiling in the bathroom with extensive ceiling damage. It appears The plaster has fallen away and the floor of the suite above can be seen.



Photo 34: More ceiling and wall damage in the bathroom.

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Photo 35: Interior inspection of Suite #6 completed and there were no concerns.



Photo 36: Interior inspection of Suite #7.

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Photo 37: Caulking around the tub, toilet and floor is rotted.



Photo 38: Wall damage.

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Photo 39: Windowsills are worn and damaged.



Photo 40: Countertop is separating from the wall leaving a large gap where mice may be entering the suite.

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Photo 41: Interior inspection of Suite 8.



Photo 42: Toilet water running consistently.

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Photo 43: Interior inspection of Suite #9.



Photo 44: Bathroom

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New Westminster, BC
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Photo 45: Ceiling is showing signs of cracking and damage.



Photo 46: Floor is cracked throughout the kitchen.

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Photo 47: Ceiling is damaged and cracked.



Photo 48: Ceiling cracks and damage from what appears to be water damage.

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New Westminster, BC
File #28764



2018.06.26 10:54

Photo 49: Interior inspection of Suite #10.



2018.06.26 10:56

Photo 50: Ceiling is cracked.



NEW WESTMINSTER
DEVELOPMENT SERVICES DEPARTMENT

December 13, 2019

REGISTERED MAIL

1078062 BC LTD
1105-8 LAGUNA CRT
NEW WESTMINSTER BC V3M 6M6

Dear Mrs. Georgetta Doncini,

Re: Property known as: 53 Fourth Street, New Westminster, BC
Short Legal Description: BLK 16, NWD, PL LMP28797

This letter is further to complaints received by the City regarding the above-noted property and to an inspection conducted June 26, 2018.

During the inspection violations of the *Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004* were identified and subsequently an Order was sent to you on July 4, 2018 requiring you to hire both a licensed certified Engineer and a registered Architect to assess the condition of the building due to settlement and deterioration in the southwest corner. On July 12, 2019 the City received a report from MAF Engineering Ltd that strongly recommends you hire a certified Geotechnical Engineer to assess and consult with them regarding the foundation and settlement of the building. On October 17, 2019 you advised that you hired a Geotechnical Engineer, however, to date the City has not received a report.

As per Section 6(a) of the bylaw you are hereby Ordered to:

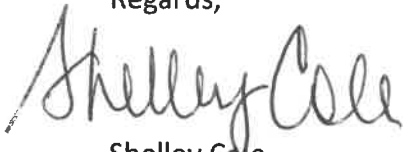
- Submit a report from a licensed professional Geotechnical Engineer, who in **consultation** with MAF Engineering Ltd, provides an assessment of the foundation, settlement, structure, envelope and any relevant factors that pertain to the safety of the building. The report should outline the building's condition and determine if it is safe for the intended use and must be submitted no later than February 15, 2020.

Please note that if repairs are recommended or required by either Engineer, you will be required to submit plans and field reviews stamped by a registered Architect.

Failure to comply with this Order will result in further enforcement action which may include ticketing and/or court action.

If you have any questions or concerns do not hesitate to contact me at 604-527-4603 or by email at scole@newwestcity.ca.

Regards,

A handwritten signature in dark ink, appearing to read "Shelley Cole". The signature is fluid and cursive, with the first name "Shelley" written in a larger, more prominent script than the last name "Cole".

Shelley Cole
Bylaw Officer

Cc: Christy Mereigh, Building Department Manager



NEW WESTMINSTER
DEVELOPMENT SERVICES DEPARTMENT

December 13, 2021

REGISTERED MAIL & EMAIL

1078062 BC LTD
1105-8 LAGUNA CRT
NEW WESTMINSTER BC
V3M 6M6

Dear Ms. Georgetta Doncini,

Re: Property known as: 53 Fourth Street, New Westminster, BC
 Legal Description: BLK 16, NWD, PL LMP28797 BLOCK 16, NEW WEST DISTRICT,
 PLAN LMP28797 PARCEL A AIRSPACE, GROUP 1.
 Business Licence: Account #520016

This letter is further to complaints received by the City regarding substandard maintenance and questionable structural integrity at the above-noted property. An inspection was conducted by City staff on Friday December 3, 2021 and staff numerous violations of *Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004*. Staff were not provided access to Unit #2, #7, and #8 and, as such, cannot report on the condition of those units.

The deficiencies observed during the inspection are listed in Appendix A. Please note many of the deficiencies are ticketable offences at \$200 each and staff have chosen not to issue tickets at this time.

Part 4 of the bylaw describes minimum maintenance standards required in all rental units. Maintenance standards are regulated by the City to protect the health and safety of the tenants residing in the dwelling. Owners are responsible for complying with the standards and shall not rent or offer to rent any units that do not conform. A copy of bylaw is attached for your reference.

Of particular concern is the potential foundation and framing failure as the building appears to be sliding west and south down the hill, the lack of fire separations between the public and private spaces (such as the boiler room and the unit above) proper ventilation for the gas stoves and smoke/CO detection in the bedrooms. Some of these concerns were brought to your attention in previous correspondence from the City and are reminded of the commitment you made to submit a Structural Engineer's report to City staff on a quarterly basis to provide comment regarding the safety of the building's south wall which appears to be buckling. To date the City has not received the latest structural engineer's report that was due October 7 2021.

As per Section 6(a) of the bylaw you are hereby ordered to:

- **Correct all deficiencies listed in Appendix A by January 30 2022;**

- **Comply with the Notice of Violation sent to you from New Westminster Fire and Rescue Services dated December 8, 2021;**
- **Submit the above-mentioned Structural Engineer's report; and**
- **Investigate opportunity to put light wells back in operation to address ventilation concerns. A building permit may be required.**

A re-inspection to confirm compliance has been scheduled for **February 9, 2019 at 9:30 AM**. Be advised you are expected to provide access to *all* suites and common areas at that time and there is an expectation these areas will be in compliance. Further, you are reminded of the need to follow the Residential Tenancy Act requirements by providing tenants the appropriate advance notice of the inspection.

Failure to complete the work by this date will result in enforcement action and may include the issuance of fines and/or court action.

If you have any questions or concerns do not hesitate to contact me at 604-515-3806 or by email at ndhanoya@newwestcity.ca

Regards,



Nav Dhanoya
Bylaw Officer

CC: Kim Deighton, Manager of Integrated Services and Licensing
Serena Trachta, Manager of Building Inspections

Appendix A

Common Areas - Interior

- Appliances and TV need to be removed from the common areas of the building (photo #19).
- Staircase broken window between 2nd and 3rd Floor needs to be fixed (photos #11, #12).
- Mailbox by front door are not secured and missing locks (photo #2).
- Basement exit door lock is broken and needs to be replaced (photo #1A).
- Fire assemblies must be corrected to be intact.
 - There are multiple locations in the building where drywall has been removed to access plumbing or other building services and not properly replaced (photos 24 A & B).
 - The boiler room ceiling, in particular, must be replaced with fire-rated drywall, fully taped and caulked, securely fastened to the ceiling to maintain a 1-hour fire separation. (photo #23).
- Provide a working light in the boiler room.
- Insure Owner has working keys to every unit for inspections.

Common Areas – Exterior

- An old desk in the back sidewalk of the building that needs to be removed and taken to a proper disposal facility (photo #22).
- A table by the north-west wall of the building behind a hedge towards Fourth Street needs to be removed (photo #20).
- The building exterior facing Carnarvon, appears to be sliding west and south down the hill. The exterior wall is bowed and the windows are racked shut. Provide a structural report confirming that there is no concern for imminent collapse and make recommendations for stabilizing the building. The letter shall make specific reference to the continued habitability of Units 1 and 2 and confirm if any shoring is required.

Units General

- Provide CO monitors in all the units. Gas ranges have no vent hoods. Products of combustion can cause significant health risk, including death, without proper ventilation. Tenants should be informed of the risk of cooking without proper ventilation. Kitchen windows shall be made operational to provide a minimum of ventilation. Investigate how to put light wells back in operation for additional source of ventilation.

Unit #3

- Living room ceiling is peeling and needs to be fixed (photos #7, #7A)

Unit #4

- A hole in the bathroom ceiling needs to be fixed (photo #8).
- Bedroom ceiling and wall is peeling and needs to be fixed (photo #9).
- Hallway closet door knob is missing. Replace or disable hardware so someone can't get trapped in the closet.

Unit #5

- Kitchen faucet is loose and needs to be secured (photo #3).
- A boarded window in living room needs a glass panel (photo #4).
- Tub water tap is leaking and needs to be fixed (photo #5).
- Caulking is required around the bath tub (photo #5).

Unit #6

- No issues identified.

Unit #9

- Windows not opening in living room and need to be fixed for condensation issues.
- Bathroom back wall area needs to be repaired and painted (photo #13).
- Washroom faucet needs to be fixed (photo #16).
- Living room ceiling is damaged (photo #15).

Unit #10

- Washroom tap missing and needs to be fixed (photo #17).
- Washroom well window has red tape and needs repair (photo #18).
 - The light well appears to be closed and isn't offering light and ventilation as it was designed to do. Investigate condition of light well. It appears possible that the light well has been roofed over which would create a potential for mold within the light well and that would be detrimental to the health of the occupants.



Photo 1: Lock on basement rear exit door near Laundry Room requires replacement.



Photo 1A: Exterior lock on above-noted exit door requires replacement.



Photo 2: Mailboxes at main entrance need to be secured.

Unit#5



Photo 3: Kitchen faucet required to be secured.



Photo 4: Boarded window requires repair.



Photo 5: Tub faucet leaking and requires repair. Caulking needs to be replaced.



Photo 6: Washroom walls and ceiling need to be repaired and painted.

Unit#3



Photo 7: Roof is peeling and requires repair.



Photo 7A: Wall paint peeling and requires repair.

Unit# 4



Photo 8: Hole in the washroom ceiling needs to be sealed.



Photo 9: Living room roof is peeling and requires repair.



Photo 10: Roof peeling and requires repair.



Photo 11: Close up of the broken window referred to below.



Photo 12: Broken window in staircase between 2nd and 3rd floor requires repair to prevent water and pests from entering.

Unit# 9



Photo 13: Wall around the sink requires repair.



Photo 14: Caulking around the bathtub requires replacement.



Photo 15: Ceiling is peeling and requires repair and to be painted.



Photo 16: Kitchen faucet needs to be secured.

Unit#10



Photo: 17 Washroom tub faucet and handle requires repair.



Photo 18: Washroom window requires repair.



Photo 19: Appliances/TV in common areas need to be removed.



Photo 20: Table behind front hedge towards 4th Street needs to be removed.



Photo 21: Rubbish around the garbage containers needs to be removed.



Photo 22: Desk needs to be removed from the back area of the building.



Photo 23: Boiler room ceiling needs to be replaced in its entirety as patch work has degraded the assembly to ineffective.



Photo 24A & 24B: Storage room outside of Boiler room – repair fire separation (one example of several breaches in the fire assemblies in the common areas)



NEW WESTMINSTER

DEVELOPMENT SERVICES DEPARTMENT

June 2, 2020

REGISTERED MAIL & EMAIL

1078062 BC LTD
1105-8 LAGUNA CRT
NEW WESTMINSTER BC V3M 6M6

Dear Mrs. Georgetta Doncini,

Re: Property known as: 53 Fourth Street, New Westminster, BC
Short Legal Description: BLK 16, NWD, PL LMP28797

This letter is further to a telephone conversation with Farzin Yadegari of Farzin Yadegari Architect Inc. on May 21, 2020 to discuss the above-noted property and specifically the building's settlement and deterioration in the southwest corner and subsequent reports from MAF Engineering Ltd and Asyam Consulting Ltd.

During this conversation, Mr. Yadegari was reminded that you were advised the property is in violation of *Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004*. Section 20 states "Every owner of residential premises is responsible for complying with the bylaw and shall not use, permit the use of, rent or offer to rent any rental unit that does not conform to the minimum maintenance standards as prescribed in the bylaw". Part 4 lists the minimum maintenance standards and Section 6 authorizes Inspectors to issue Orders. A copy of the bylaw is attached for your reference.

As per Section 6(a) of the bylaw you are hereby Ordered to:

- Submit plans and field reviews stamped by a registered Architect and apply for a Building Permit by **November 30, 2020**.
- Submit the quarterly report from Asyam Consulting Ltd to confirm continued monitoring until the repairs are complete.
- Once permits are issued, repair the "subsiding" foundation and the "alligator cracks" of the exterior of the building as outlined in the Engineers' reports.
- Repair the windows to ensure they are in good condition and free from leaks and further deterioration.
- Once the exterior of the building has been restored, complete all outstanding repairs noted in the Maintenance Order of July 4, 2018, and all other repairs that are the result the building's subsiding.

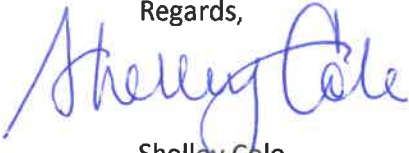
Failure to comply with this Order will result in further enforcement action which may include ticketing and/or court action. If you have any questions or concerns do not hesitate to contact me at 604-527-4603 or by email at scole@newwestcity.ca.

During a earlier conversation with Mr. Yadegari, he indicated you are interested in demolishing the current ten-unit purpose built market rental building and redeveloping a building with a greater number of market rental units. The Planning Division has conducted a preliminary review of the development concept and provide the following preliminary comments on how some of the City's policies and regulations would apply to redevelopment of 53 Fourth Street:

1. Any redevelopment would need to be consistent with the Residential – Low Rise Apartment Designation within the Official Community Plan.
2. A primary objective of the City's Affordable Housing Strategy (2010) is the preservation of the existing rental housing stock as redevelopment of this stock results in displacement of low-income households unable to afford higher rents.
3. Any application which involves displacement of tenants from rental units requires a tenant relocation plan as per the City's Tenant Relocation Policy.
4. The City has a draft Rental Replacement Policy which Council has directed be applied to all applicable applications, such as yours. The draft policy is of critical importance, in the consideration of any development on this site and as such should be reviewed carefully. In summary, the Policy would require that a new development at 53 Fourth Street provide 100% rental, with 10% of total units as below market rental units. Below market units are defined within the Policy and would need to be operated by a qualified third-party occupancy manager. All units would be secured with a Housing Agreement.
5. The site is exceptionally physically constrained and consideration of integration of any new building with surrounding properties would likely impact the size of building and development potential on the site.
6. Currently the building is non-conforming in regards to the provision of on-site parking. Any recognition of this non-conformity would be lost with the demolition of the building and a new building would need to be consistent with Zoning Bylaw parking requirements or seek a parking variance. An appropriate access point for vehicular traffic would also need to be determined. Further discussion with the City's Transportation Division, through an application, would be required on both points.
7. The subject site is an air space parcel (part of 335 Carnarvon Street) which adds potential legal constraints (building height and depth, construction responsibilities) which would need to be explored further.
8. The building is nearly 100 years old (was constructed in 1928), and has been identified on the City's Heritage Resource Inventory. This means it has been previously identified as having heritage significance. It is the expectation that development applications which include a rezoning and an identified heritage asset provide a plan for the retention of historic features as part of the redevelopment. Note: plaques, paving markers, murals, and other contemporary installations, though important, are not considered retention, and in most instances are not an appropriate solution. If looking to explore retention possibilities or scope, engaging a registered heritage professional and commissioning an assessment report would be the next step.

Please carefully consider the above feedback, as **any application on this site would need to clearly demonstrate how the proposed development meets the key City policies and goals as outlined**. Questions regarding the details of the above should be directed to Planner Dilys Huang at 604-527-4652 or by email at dhuang@newwestcity.ca.

Regards,



Shelley Cole
Bylaw Officer

Cc: Christy Mereigh, Building Department Manager
Dilys Huang, Planner
Mike Watson, Senior Planner
Britney Dack, Heritage Planner