



COUNCIL REPORT

Report Date: December 9, 2025
Contact: Saul Schwebs
Contact No.: 604.873.7040
RTS No.: 18350
VanRIMS No.: 08-2000-20
Meeting Date: December 10, 2025
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: City Building Inspector
SUBJECT: Declaration of Dangerous Building at 341 East Hastings Street, Vancouver

Recommendations

- A. THAT Council declare that the vacant, dilapidated building on the property located at 341 East Hastings Street, Vancouver, B.C., with the legal description of:

PID: 015-584-771, LOT 28 BLOCK 56 DISTRICT LOT 196 PLAN 196: (the "Property");

is a danger to public safety pursuant to section 324A of the *Vancouver Charter*, S.B.C. 1953, c.55.
- B. THAT Council adopt the resolution attached as Appendix "A" to this report, and thereby order the registered owner of the Property to demolish the building and remove the demolition debris from the Property within 21 days of a copy of the resolution being served on the owner pursuant to section 324A and 324D of the *Vancouver Charter*.
- C. THAT if the owner fails to comply with the order of Council within 21 days of being given notice of the resolution, Council further authorizes the City Building Inspector or the City Building Inspector's designates to take any and all actions necessary to do the required work, including entering onto the Property and engaging private contractors, to demolish the building on the Property and remove the demolition debris from the Property pursuant to section 324A of the *Vancouver Charter*.

REPORT SUMMARY

This report recommends that Council adopt a resolution declaring that a vacant, dilapidated building on the property located at 341 East Hastings Street (the “Property”) is unsafe and is a danger to public safety. The resolution will help ensure that the danger is remediated and enable the City to recover any costs it may incur in remediating the Property. This resolution will provide the City with the appropriate legal authority to step in and address this issue, should that become necessary.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Section 324A of the *Vancouver Charter* authorizes Council to declare by by-law or resolution that any structure or erection or any other matter or thing in or upon any private lands is a danger to public safety or a nuisance, and to order that the matter be dealt with in accordance with the by-law or resolution.

Sections 324A and 324D authorize the City to step in and take the action required if the owner fails to do the required work within 21 days of receipt of the notice.

Any expenses incurred as a result of action taken by the City after the 21-day period can be recovered as a debt against the owner of the Property pursuant to section 324B of the *Vancouver Charter*.

Sections 324A through 324D of the *Vancouver Charter* are set out in Appendix “B” of this report.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

REPORT

The Property contains a 34-room Single Room Occupancy (SRO) building originally built as a rooming house in 1910. It was historically known as part of the Tweeddale Block, but has also been described as the Summer Hotel and the Sunwest Hotel, and is currently owned by Thuan Phuoc Holdings Ltd. The building is listed on the Heritage Registry but is not otherwise subject to heritage protection.

All the rooms in the building are designated as single room accommodation under the Single Room Accommodation By-law. If Council approves the recommendations in this report, the building will remain designated under the SRA By-law. The SRA By-law defines “demolition” to include allowing a building to become so unsafe that it results in an order under section 324A of the *Vancouver Charter*. In accordance with section 4.1A of the SRA By-law, an SRA permit would still need to be applied for and obtained for any future development of the site, even if the demolition has already occurred. In approving an SRA permit, Council may attach conditions to the permit including conditions authorized under the *Vancouver Charter* or the SRA By-law.

After inspecting the building in June 2025, the Chief Building Official (CBO) ordered an Engineer's Assessment, which revealed significant structural issues caused by on-going plumbing leaks and water ingress. The CBO subsequently issued an order to the building owner

to install shoring and begin making repairs. A fire on October 17th, 2025 resulted in the evacuation of all tenants, who were supported with temporary accommodation and food through activation of the City's Emergency Supports Services. The Chief Building Official ordered the building Unsafe to Occupy on October 22nd, 2025 and engaged a contractor to install shoring. A subsequent Engineer's Assessment on November 26th, 2025 revealed an extremely rapid rate of settlement indicating an imminent collapse of the building.

The Engineer's Assessments related to the Property are set out in Appendix "C", "D" and "E". An inspection report related to the Property is set out in Appendix "F".

The Chief Building Official also known as the City Building Inspector considers the building in its current state to amount to a danger to the public safety and recommends that it should be demolished as soon as possible.

Strategic Analysis

The City is not obligated to take any action under the proposed resolution. City staff anticipate that the owner may comply with the order, and avoid the possibility that the City enter onto the Property and undertake the necessary action.

If the proposed resolution is adopted and the City needs to take action, the City will be able to recover any expenses incurred under the resolution.

Financial

The proposed resolution authorizes the City to recover any expenses incurred as a debt against the owner.

Legal Implications

If the Recommendations in this report are approved by Council, Council will declare the building a danger to public safety and order it demolished. The resolution is authorized by sections 324A through 324D of the *Vancouver Charter*.

CONCLUSION

Staff recommend that Council adopt the attached resolution in order to ensure that the danger resulting from this vacant, dilapidated building is remediated in a timely and cost-effective manner.

* * * * *

APPENDIX "A"

In the Matter of Sections 324A, 324B, 324C and 324D

of the Vancouver Charter, SBC 1953, c.55 and

341 E Hastings Street, Vancouver, B.C.

RESOLUTION

BE IT RESOLVED by the Council of the City of Vancouver in an open meeting:

1. THAT the building on the property located at 341 E Hastings Street, Vancouver, B.C., with the legal description of:

PID: 015-584-771, LOT 28 BLOCK 56 DISTRICT LOT 196 PLAN 196; (the "Property");

is hereby declared to be a danger to public safety pursuant to section 324A of the *Vancouver Charter*, S.B.C. 1953, c.55;
2. THAT the registered owner of the Property, Thuan Phuoc Holdings Ltd., is hereby ordered to demolish the building on the Property and remove the demolition debris on the Property within 21 days of a copy of this resolution being served on the owner pursuant to sections 324A and 324D of the *Vancouver Charter*;
3. THAT if the owner fails to comply with this resolution of Council within 21 days of service of this resolution, Council hereby authorizes the City Building Inspector or the City Building Inspector's designates to take any and all steps necessary to do the required work, including entering onto the Property, demolishing the building on the Property and removing the demolition debris from the Property pursuant to section 324A of the *Vancouver Charter*; and
4. THAT if the City Building Inspector or designates take any steps pursuant to section 3 of this resolution, the City may recover the cost of taking such action against the registered owner of the Property in accordance with section 324B (1) of the *Vancouver Charter*.

Appendix B - Sections 324A through 324D of the Vancouver Charter

Remedial action to address nuisance or danger

- 324A** (1) The Council may, by resolution or bylaw, declare that any of the following is a nuisance or a danger to public health or safety and impose a remedial action requirement to address the nuisance or danger:
- (a) a building, a structure, an erection of any kind, or a similar matter or thing;
 - (b) a natural or artificial opening in the ground, or a similar matter or thing;
 - (c) a drain, a ditch, a watercourse, a pond, surface water, or a similar matter or thing;
 - (d) a matter or thing that is in or about any matter or thing referred to in paragraphs (a) to (c);
 - (e) a tree;
 - (f) wires, cables, or similar matters or things, that are on, in, over, under or along a street;
 - (g) matters or things that are attached to a structure, erection or other matter or thing referred to in paragraph (a) that is on, in, over, under or along a street;
 - (h) any other matter or thing that is in or on any private or public land, street or road.
- (2) A remedial action requirement may
- (a) be imposed on one or more of the following:
 - (i) the owner or lessee of the matter or thing;
 - (ii) the owner or occupier of the land on which the matter or thing is located, and
 - (b) require the person to do any of the following in relation to the matter or thing:
 - (i) remove or demolish it;
 - (ii) fill it in, cover it or alter it;
 - (iii) otherwise deal with it as specified in the resolution or bylaw.
- (3) A resolution or bylaw imposing a remedial action requirement must specify the time by which the required action must be completed.
- (4) Subject to section 324D, the time specified under subsection (3) must not be earlier than 30 days after notice is given under subsection (7) or (8).
- (5) The Council may, by resolution or bylaw, extend the time for completing the required action even though the time limit previously established has expired.
- (6) A resolution or bylaw under this section may order that if the person subject to the remedial action requirement does not complete the required action within the time specified under subsection (3) or (5), the city may, by its officers or employees or other authorized persons, complete the remedial action at the person's expense.
- (7) Notice of a remedial action requirement must,

- (a) subject to subsection (8), be given by personal service or by sending the notice by registered mail to all of the following:
 - (i) the person subject to the requirement;
 - (ii) the owner of the land on which the matter or thing is located;
 - (iii) the occupier of that land;
 - (iv) any other person who, according to the records in the land title office, has a registered interest in that land, and
 - (b) if the resolution or bylaw under this section includes an order under subsection (6), advise that if the action required by the remedial action requirement is not completed by the date specified for compliance, the city may complete the remedial action at the expense of the person subject to the requirement.
- (8) If the occupier of the land has no address to which the notice may be sent by mail, notice of the order may be given by posting the notice on or near the matter or thing to which the order relates.

Recovery of city's costs

- 324B** (1) If the city completes remedial action pursuant to a resolution or bylaw made under section 324A, the city may recover its costs and incidental expenses incurred in carrying out the required action as a debt due to the city in any court of competent jurisdiction.
- (2) A resolution or bylaw under section 324A in relation to a building, a structure, a tree or an erection may order that if the remedial action requirement has not been satisfied by the date specified for compliance, the city may dispose of the matter or thing in relation to which the requirement was imposed, or any part or material of the matter or thing.
- (3) The earliest date on which the city may carry out a disposal referred to in subsection (2) is the later of
- (a) the date specified for compliance, and
 - (b) 60 days after the notice under section 324A (7) or (8) is given.
- (4) If the city disposes of a matter, thing or any part or material of it under this section, the city
- (a) may retain from the proceeds
 - (i) the costs incurred by the city in carrying out the disposal, and
 - (ii) any costs incurred by the city in completing the remedial action that have not yet been paid by the person subject to the remedial action requirement, and
 - (b) must pay the remainder of the proceeds to the owner or other person lawfully entitled.

- (5) For certainty, the authority under this section is in addition to that provided by section 336 (b).

Remedial action to address dilapidated or unclean building, structure or erection

324C Sections 324A and 324B also apply in relation to a building, a structure or an erection of any kind that the Council considers is so dilapidated or unclean as to be offensive to the community.

Shorter time limit in urgent circumstances

324D If the Council considers that there is a significant risk to health or safety if action is not taken earlier, the Council may by resolution or bylaw set a time limit for taking remedial action under section 306 (1) (i), 323 (u) or 324A that is shorter than 30 days.

FIELD REVIEW

Attention : **Saul Schwebs**
Chief Building Official and Director of Building
Policy, Inspections and Bylaw Services

Project No. : **250588**

Company : City of Vancouver

Project Name : 341 E Hastings
Vancouver, BC

From : **Andrew Boettcher**
P.Eng., Struct.Eng., MIStructE.

Date / Time : Oct. 21, 2025

RE : **STRUCTURAL FIELD REVIEW REPORT: 341 E HASTINGS, VANCOUVER, BC**

1.0 Introduction and Background

This report summarizes a visual structural assessment of the building located at 341 E Hastings, Vancouver BC conducted on October 20, 2025.

The assessment was initiated due to excessive upper floor deflections observed by City officials and extensive areas of advanced wood decay (rot) in the main floor structure, visible from the basement.

It is understood that a recent fire in one of the Single Room Occupancy (SRO) units brought City officials to the site, which led to the observations of the structural distress.

2.0 Building Description

The building is four stories tall with a retail space on the main floor and multiple SRO units on the upper three floors. A basement encompasses the entire footprint. The exterior walls are constructed of multi-wythe brick.

Considering the age of the building, estimated to be around 1920, the interior structure is presumed to be comprised of dimensional lumber Nail-Laminated Timber (NLT) floors and stud-framed walls. The building is approximately 25ft wide and fills the full depth of the lot, estimated to be 120ft, consistent with typical lot depths in this area.

As of the date of this report, no as-built drawings have been provided, and it is presumed that they do not exist.

3.0 Observations

Upon review of the building, several structural concerns were noted:

3.1 Upper Floor Conditions

- The upper floors, particularly in and around the areas of the vertically aligned plumbing stacks (washrooms), exhibit signs of water ingress and significant deflection (Figures 1 and 2).
- These deflections were measured at nearly 3in over a 2.5ft span within the door frame into one of the washrooms as a point of reference (Figures 3 and 4).
- The deflections were similar across floors, but there was a progressive increase in the magnitude of the deflections proceeding down the building, with the largest measured deflection recorded on the second floor.
- The building also had a pronounced floor slope, moving from the exterior west wall of the hallway corridor toward the east (Figures 5 and 6). This floor slope increased in proximity to the washrooms located near the rear and east side of the building. The magnitude of this slope also increased progressing floor-by-floor down the building, with the largest slope measured on the second floor.

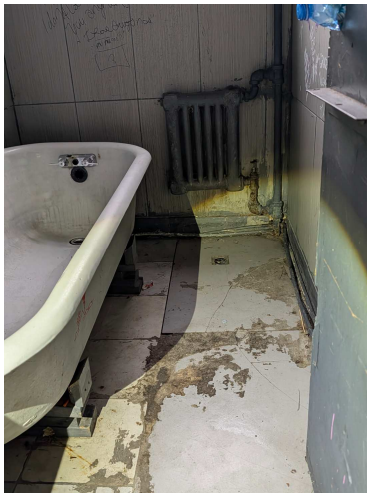


Figure 1



Figure 2

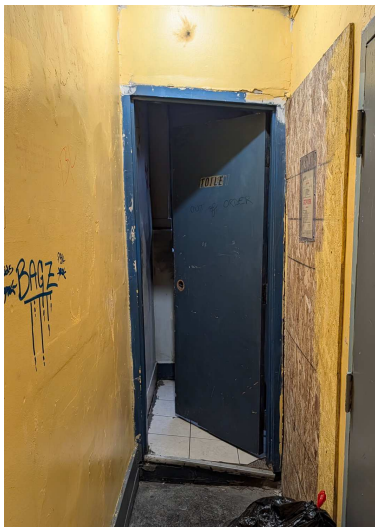


Figure 3



Figure 4

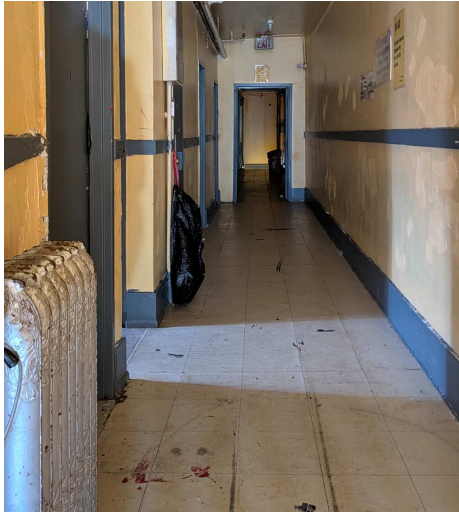


Figure 5



Figure 6

3.2 Main Floor and Basement Conditions (Below Plumbing Stacks)

- The basement area directly below the stacked washrooms was extensively saturated, with advanced fungal decay visible throughout the underside of the main floor NLT structure. Segments of the NLT cross-section have completely rotted away creating advanced section loss, and in some locations, holes through to the main floor above (Figure 9).
- This highly affected area covers approximately a 10ft wide by 16ft long segment of the basement that aligns with the stacked washrooms above.
- Much of the 6in thick NLT floor in this area has structurally failed. Non-engineered temporary supports have been installed using various sized posts (Figures 7 and 8). Many of these posts are significantly undersized, compromising their load-carrying capacity, and some are already exhibiting lateral buckling failure.
- The severity of the rot is significant, indicating prolonged moisture exposure. The installed posts are crushing through the compromised NLT and consequently providing negligible structural support for the floor above (Figures 8 and 10).



Figure 7



Figure 8



Figure 9



Figure 10

3.3 General Deterioration

Additional localized deterioration was observed throughout the basement and main floor:

- Perimeter Conditions: Localized areas of moisture, mold, and rot are evident adjacent to the perimeter concrete basement walls. Specific observations include:
 - Wood sill plates supporting the interface between the NLT floor and the top of the concrete wall are affected by decay (Figure 11).
 - Deteriorated NLT floors and mold growth (Figure 12).
 - Rotten columns and deteriorated and/or inadequate structural load paths (Figure 13).
 - Advanced section loss on steel floor beams due to corrosion (Figure 14).

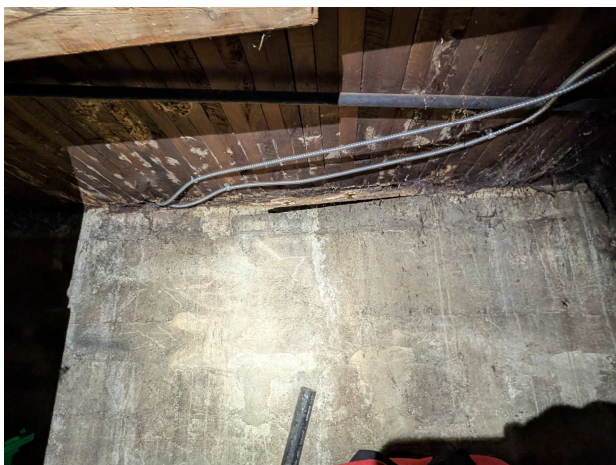


Figure 11



Figure 12



Figure 13



Figure 14

Main Floor Retail Space: The retail space on the main floor reflects the degree of deterioration seen in the basement, exhibiting loose/missing floor tiles, moisture issues, and mold (Figures 17 and 18).

- Additional non-engineered temporary supports have been installed, though their intended purpose (support for the second floor and/or support for non-structural secondary ceiling elements) is unclear (Figures 15 and 16).
- The severity of moisture-induced deterioration and localized areas of rot in the wood members of the ceiling indicate prolonged moisture exposure.

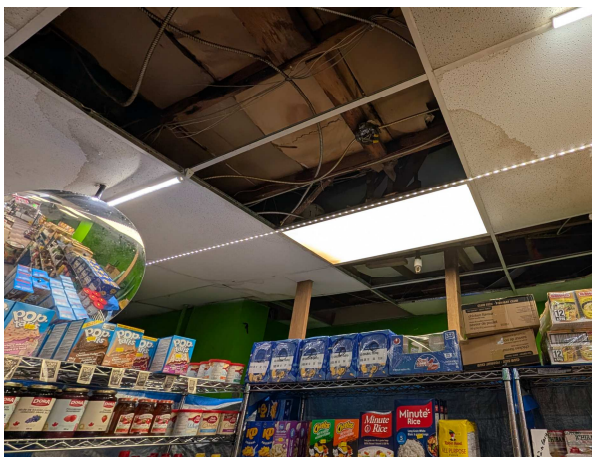


Figure 15



Figure 16



Figure 17



Figure 18

4.0 Recommendations

It is understood that the building may not be permanently repaired, and any proposed temporary support is intended to help extend the life of the building by a few years to allow time for future planning.

4.1 Temporary Shoring

- To provide immediate structural support to the main floor, shoring is recommended in the basement area below the stacked washrooms.
- The existing posts should remain in place and be supplemented with upwards of four lines of steel post shores (running parallel to the eastern basement wall), complete with header beams and sills.
- Steel shores and the use of aluminum beams are recommended due to the high-moisture environment. If all areas contributing to moisture are repaired, timber posts and beams may be considered.
- The size and spacing of the shoring posts and header beam will require determination based on the loads from the structure above.

4.2 Required Investigation

- Buildings of this style and age often had the main floor designed as an open concept, resulting in the second floor being a transfer level.
- It is not clearly evident if the existing walls on the main floor beneath the stacked washrooms provide structural support for the upper floors.
- The magnitude of the floor slopes and associated deflections observed on the second, third, and fourth floors is significantly greater than the deflections visible from the

underside of the main floor. This discrepancy suggests that the structural system supporting the second floor is likely independent of the main floor structure, suggesting the second floor is a transfer level supporting the gravitational loads from all the upper stories and spanning that load over the main floor to the exterior walls.

- We recommend further structural review to ascertain the load path in this area so that a suitable shoring solution can be accurately designed.

4.3 Prerequisites for Design

- Prior to designing and installing shoring in the basement, we require an access hole through the drop ceiling in the main floor area to provide a visual inspection of the underside of the second-floor structure. This hole should be in the proximity under the stacked washrooms.
- This inspection is necessary to confirm the structural load path system. Its findings will determine whether the second floor itself requires shoring or if the basement shoring must be designed and located to support the combined weight of all the upper floor structures and the roof.

If you have any questions or require additional information regarding these observations or recommendations, please do not hesitate to contact us.

Regards,

A. D. BOETTCHER
aDB Structural Engineering Inc.
Per: # 27474

DESIGNATED
STRUCTURAL ENGINEER

October 21, 2025

Andrew Boettcher, P.Eng., Struct.Eng., MStructE.

EGBC Permit to Practice
1002836

FIELD REVIEW

Attention : **Saul Schwebs**
Chief Building Official and Director of Building
Policy, Inspections and Bylaw Services

Project No. : **250588**

Company : City of Vancouver

Project Name : 341 E Hastings
Vancouver, BC

From : **Andrew Boettcher**
P.Eng., Struct.Eng., MStructE.

Date / Time : Nov. 7, 2025

RE : **STRUCTURAL FIELD REVIEW REPORT UPDATE: FINDINGS FROM 2ND FLR ACCESS**

1.0 Inspection and Attendance

An access opening was successfully created in the main floor ceiling to facilitate a visual inspection of the second-floor structure. The initial findings were reviewed this morning and subsequently discussed in a second walk-through with City Officials and representatives from Scott Construction.

Our observations confirm the significant structural distress in the second floor and require immediate action as outlined in the recommendations below.

2.0 Structural Observations

2.1 Confirmation of Transfer Floor System

The inspection confirmed that the second floor is, in fact, a transfer level supporting the entirety of the upper structures (Floors 2, 3 and 4) and the roof.

The second-floor NLT system spans approximately 20ft from the west exterior wall (Gridline 1 per Figure 1) to an interior column and beam line (Gridline 3 per Figure 1) located directly under the alcove of the east exterior wall. The NLT floor then continues east for another 5ft to the most easterly exterior wall (Gridline 4 per Figure 1) that aligns with the exterior wall of the basement.

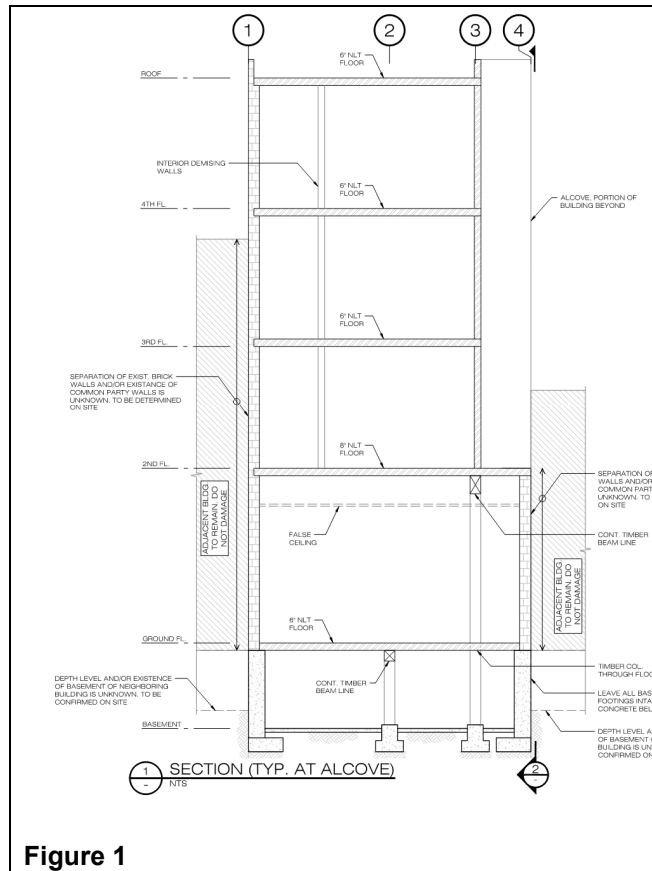


Figure 1

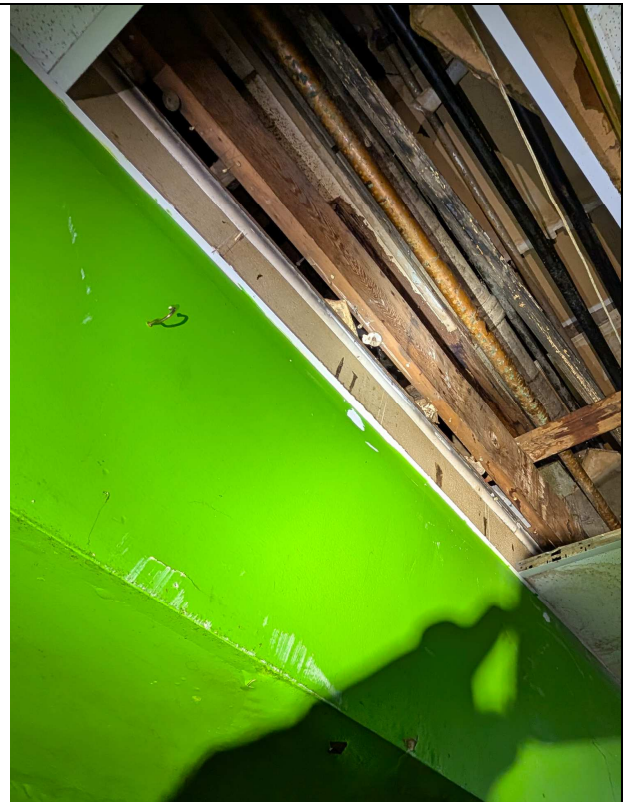


Figure 2

2.2 Beam Failure and Section Loss

Via the access opening cut into the main floor ceiling (Figure 2), the beam on Gridline 3 is visible directly beneath the stacked washrooms.

- **Beam Failure:** The 10in wide by 20in deep timber beam has fully rotted, fractured, and failed at its mid-span.
- **Deflection:** The estimated deflection of the beam is in excess of 8in, which aligns with the excessive deflections previously measured on the upper floors.
- **Decay Extent:** Extensive timber decay (rot) is apparent throughout this area, including the timber beam (Figures 3 through 6). The condition of the supporting timber column is currently unknown; however, given its proximity to the severely affected area, it is suspected that the column also exhibits a significant degree of fungal decay and structural compromise.
- **NLT Deterioration:** The NLT floor, which also serves as the roof on the east side of this beam, has rotted out and further dropped down along the side of the beam (ceiling on the right side of the beam as seen in Figures 5 and 6).

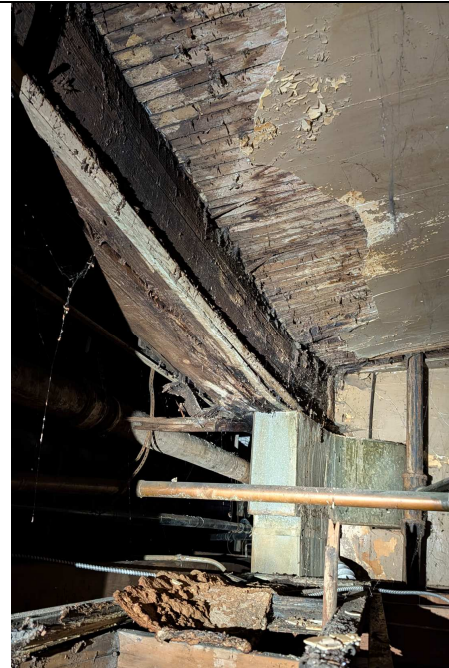


Figure 3



Figure 4



Figure 5



Figure 6

2.3 Highly Affected Area

Further visual access was provided via a mezzanine structure that was subsequently found hidden behind a portion of the main floor wall assembly (Figure 7).

Observations in this critical load-transfer zone are similar to those previously reported in the basement:

- The area directly below the stacked washrooms is extensively saturated, with advanced fungal decay visible throughout the underside of the second floor NLT structure (Figure 8).
- Segments of the NLT cross-section have completely rotted away, creating advanced section loss, and in some locations, holes penetrate through to the second floor above (Figure 9).
- This highly affected zone covers approximately a 10ft wide by 16ft long segment of the second floor that aligns with the stacked washrooms above. Much of the 8in thick NLT floor in this area has structurally failed (Figure 10).
- The severity of the rot is significant, indicating prolonged moisture exposure.



Figure 7



Figure 8

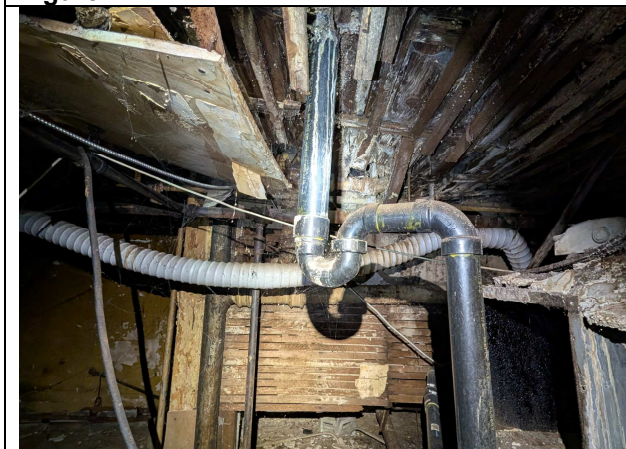


Figure 9



Figure 10

2.4 Load Path Analysis

The timber beam on Gridline 3 is estimated to be required to carry a total line load in excess of 4,000 lbs/ft (floor and wall self-weights, roof snow load and floor live loads). Since the beam is not capable of carrying this intended design load, the structure has been forced to find a new, unintended load path.

We surmise that this new load path consists of several elements working in combination to carry the weight of the upper floors:

- Exterior Arching: The exterior alcove wall is likely providing bridging or arching action between the supporting columns.
- Stud Wall Bridging: The closely spaced lath and plaster stud wall structures of the upper rooms are likely acting as secondary beam elements, spanning over the compromised floor area.
- Vertical Transfer: Stud wall structures on the main floor are inadvertently transferring load down to the basement level.

In scenarios of structural failure, multiple elements typically contribute to support the upper loads. Although it is unknown how long this beam and floor have been in a failed condition (at least several years), this new, unintended load path cannot be safely quantified or structurally relied upon.

3.0 Recommendations and Next Steps

Shoring is immediately required to support the second floor due to the confirmed failure of the primary transfer beam.

To facilitate the installation of the shoring:

- Preparatory Access: Additional ceiling and interior wall drywall must be removed in the washroom areas of the main floor directly below the affected zone.
- Site Assessment: Once the ceiling and interior wall drywall is removed in this area, contact aDB to assess the progress and confirm the feasibility of shoring installation.
- Design Commencement: Meanwhile, aDB will proceed with the anticipated shoring design, taking into account this new information regarding the second floor and the previous assessment of the main floor.

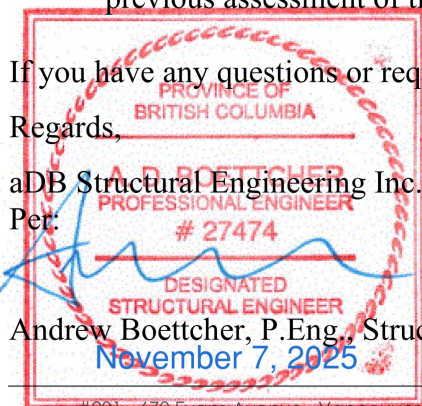
If you have any questions or require additional information, please do not hesitate to contact us.

Regards,

aDB Structural Engineering Inc.

Per:

Andrew Boettcher, P.Eng., Struct.Eng., MStructE.



November 7, 2025

FIELD REVIEW

Attention : Saul Schwebs
Chief Building Official and Director of Building
Policy, Inspections and Bylaw Services

Project No. : 250588

Company : City of Vancouver

Project Name : 341 E Hastings
Vancouver, BC

From : Andrew Boettcher
P.Eng., Struct.Eng., MStructE.

Date / Time : Nov. 26, 2025

RE : FIELD REVIEW – 341 E HASTINGS, VANCOUVER, BC

Subsequent to the installation of benchmarks last night to monitor the magnitude of vertical displacement, a reading taken today confirms that the structure has undergone a differential settlement of approximately one-half inch (½”) over an eighteen (18) hour period.

This observed rate of movement verifies that the structure is in an active state of structural failure which further implies an imminent or high probability of localized collapse. The structural condition has an immediate effect on life safety hazards and potential for property damage in the event of localised collapse and/or any further significant movement of the building.

Based on the findings detailed above, the following immediate actions are strongly recommended to mitigate risk to life and adjacent property:

- **Cessation of Work:** Due to the active failure state, any ongoing or attempted shoring operations are now considered critically unsafe and must cease immediately.
- **Evacuation and Access Prohibition:** Immediate evacuation of the Subject Structure is recommended, with re-entry strictly prohibited for all personnel. If access is deemed essential, a structural condition assessment must be completed prior to entry.
- **Demolition Recommendation:** To mitigate the critical life safety hazard and potential damage to surrounding property, immediate emergency demolition of the Subject Structure is strongly recommended.

- Adjacent Structure Safety: Immediate evacuation of the adjacent building to the east is also recommended, specifically due to the stability concerns and life safety hazard imposed by the fragile existing chimney structure that is adjoining the area of structural failure.

Additional proximity limitations and evacuation areas may need to be established by the demolition contractor during active demolition work.

If you have any questions or need additional information, please do not hesitate to contact us.

Regards,

aDB Structural Engineering Inc.

Digitally signed

by Andrew
Boettcher

Date:

2025.11.26

16:34:58 -08'00'

Boettcher, P.Eng., Struct.Eng., M.Eng., M.Eng.

November 26, 2025

EGBC Permit to Practice
1002836



**CE - Inspection Report - Building**

| | | | |
|-------------------------------|--|---------------------------------|--|
| Main Address | 341 E Hastings | Case Number | CF-2025-005557 |
| Specifics and/or Suite # | | Date of Inspection (yyyy/mm/dd) | 2025/10/20 |
| Number of Storeys | Four plus basement | IA Number | |
| Building Name | Summer Hotel | Permit Number | |
| Approved Use of Building/Land | SRA | Owner & Contact Info. | THUAN PHUOC HOLDINGS LTD 3293 8TH AVE E VANCOUVER BC V5M 1X7 |
| Present Use of Building/Land | SRA | Owner's Rep & Contact Info. | |
| Zoning | DEOD | Tenant & Contact Info. | |
| Strata Titled Building | <input type="checkbox"/> Yes: <input type="checkbox"/> Common property <input checked="" type="checkbox"/> No <input type="checkbox"/> Individual suite | Business Licence | |

Reason for Inspection - ☐ Complaint | ☐ IA | ☐ Permit | ☐ Referral | ☐ Routine | ☒ Re-Check | ☐ 1 Year Access:

In Attendance

| | | | |
|------------------------|--------------|-----------|-----------------------------------|
| PUI | | Owner/Rep | |
| Plumbing/Gas/Sprinkler | | Fire | |
| Electrical | | VPD | |
| Building | Saul Schwebs | Other | Andrew Boetcher – aDB Engineering |

Inspection Overview/Narrative:

A fire occurred on 17 October that was contained to the source unit, #208. The building was vacated by a Fire Chief's order and a CBO order due to water damage throughout the building from fire-suppression efforts and non-operational fire alarm and sprinkler systems.

I conducted an inspection on 20 October with Andrew Boetcher, P.Eng. We observed that no work required by the CBO order of 2 October had been started. The wood structure appeared to be saturated in places. Andrew was alarmed at the advanced state of decay observed in structural wood elements in the basement. He was also alarmed by the settling observed in the vicinity of the bathrooms on the residential floors and the state of the floor in the CRU on the ground floor, which was soft in areas. He concluded that the building is unsafe to occupy until the structure has been shored up and repairs are completed.

Earlier today, I spoke to Leo Torrente, P.Eng., of Kinitech Engineering, who provided a structural condition assessment on 12 September. I asked him if he felt it was safe to reoccupy the building now that it had been vacated. He stated that he did not think it was safe to do so.

Pictures Taken?

☐ Yes

☒ No

Notice Posted?

☐ No

- ☐ Stop Work Order
- ☐ Do Not Occupy
- ☐ Unsafe to Occupy

Violation Details:

| | |
|---|---|
| Violation Number: VI-2025-02449 Violation Date: Jun 18, 2025 Related Bylaw: Vancouver Building Bylaw No. 12511 Violation Status: | Violation Description: Structural concerns noted throughout the building Violation Photo(s): |
| Violation Number: VI-2025-02450 Violation Date: Jun 18, 2025 Related Bylaw: Vancouver Building Bylaw No. 12511 Violation Status: | Violation Description: Exposed ceilings and lack of fire separation between the commercial and residential. Violation Photo(s): |
| Violation Number: VI-2025-04356 Violation Date: Oct 20, 2025 Related Bylaw: Vancouver Building Bylaw No. 14343 Violation Status: | Violation Description: Immediate work ordered under the Order dated October 02, 2025, has not been started. Violation Photo(s): |

Administrative Request:

Please select required correspondence type for this case file:

- ☐ 30 Day Letter
 ☐ 7 Day Order
 ☐ 14 Day Order
☐ 60 Day Letter
 ☐ 10 Day Order
 ☐ 30 Day Order
☒ Immediate Action
☐ Other - Please Specify Preferred Action: _____

Please specify any permits that are required:

- | | |
|---|--|
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Tree Permit |
| <input type="checkbox"/> Electrical Permit | <input type="checkbox"/> Occupancy Permit |
| <input type="checkbox"/> Plumbing Permit | <input type="checkbox"/> IA (Special Inspection) |
| <input type="checkbox"/> Gas Permit | |
| <input type="checkbox"/> Sprinkler Permit | |
| <input type="checkbox"/> Sewer Permit | |

Please provide specific instructions/information (i.e. actions needed for the owner/applicant/tenant to comply with observed violations) that you would like included in the letter/order:

Issue an immediate Unsafe to Occupy order. Owner must immediately:

- Prohibit all entry to the building except those directly engaged in the repair of the building or with permission of the Chief Building Official, including boarding up any potential points of access
- Engage a licensed contractor to remediate any hazardous building materials in area of work in the basement
- Install shoring as required on all levels under the supervision of an engineer familiar with buildings of this nature
- Repair roofs under the supervision of an envelope consultant to prevent water ingress – temporary measures may be acceptable
- Sprinkler system must be maintained in an operational condition and inspected as required, and maintain a temperature of at least 5 degrees Celsius at all times in all areas of the building
- Fire alarm system must be maintained in an operational condition and inspected as required
- Drain domestic plumbing system

Date Report Made: October 21, 2025

Saul Schwebs, Chief Building Official
604.506.5538

Case File Manager

Supervisor Notes:

A handwritten signature in black ink, appearing to read "Mike Louie", is written within the Supervisor Notes box.

Manager / Supervisor Approval