



Horizon Towers Holdings Ltd  
**Horizon Towers Pool**  
c/o Realstar Management  
77 Bloor St W Suite 2000  
Toronto ON M5S 1M2

Health Protection  
300 4946 Canada Way  
Burnaby BC V5G 4H7  
(604) 918-7507

## Permit Validation

Decal Number:

**42301**

Issue Date: May 8 2025  
Expiry Date: Mar 31 2026

TO VALIDATE YOUR OPERATING PERMIT, immediately affix the decal attached below in the designated location on the permit. The Health Act Fees Regulation states that an operating permit is valid only if it bears an unexpired decal.



PREMISES NAME Horizon Towers Pool		Tel: (604) 336-5445 Fax:										
PREMISES ADDRESS 100 - 4960 Sanders St Burnaby, BC V5H 1S9		INSPECTION DATE July 28, 2025	TIME SPENT 1 hour									
OPERATOR (Person in Charge) Mohsen Niktash		NEXT INSPECTION DATE 10 Months										
<b>INSPECTION TYPE</b> <input type="checkbox"/> Initial <input type="checkbox"/> Consultation <input type="checkbox"/> Follow-Up to Complaint/Referral <input type="checkbox"/> Routine <input type="checkbox"/> Sampling <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Follow-Up												
<b>ACTION TAKEN</b> <b>ADMINISTRATIVE</b> <input type="checkbox"/> Information Provided <input type="checkbox"/> Permit Issued <input type="checkbox"/> Replied to Referring Agency		<b>ENFORCEMENT</b> <input type="checkbox"/> Require Corrections <input type="checkbox"/> Ticket Issued <input type="checkbox"/> Issue Correction Order <input type="checkbox"/> Permit Cancelled <input type="checkbox"/> Issue Closure Order <input checked="" type="checkbox"/> Order Rescinded <input checked="" type="checkbox"/> No Action Required										
		<b>POOL SAFETY</b> <table style="width:100%; border:none;"> <tr> <td></td> <td style="text-align:center;">Comply</td> <td style="text-align:center;">In Use</td> </tr> <tr> <td>Pool Safety Plan</td> <td style="text-align:center;">Yes</td> <td style="text-align:center;">Yes</td> </tr> <tr> <td>Operator Training</td> <td style="text-align:center;">Yes</td> <td></td> </tr> </table>			Comply	In Use	Pool Safety Plan	Yes	Yes	Operator Training	Yes	
	Comply	In Use										
Pool Safety Plan	Yes	Yes										
Operator Training	Yes											

**HAZARD RATING FOR YOUR FACILITY:**     High (≥30)     Moderate (15-29)     Low (≤14)    Total Score = 0

**Critical Hazards:** There are no critical hazards.

**Non-Critical Hazards:** There are no non-critical hazards.

**Follow Up to "Critical" Violations Noted on Previous Inspections (if applicable)**

Code 204 noted on Routine inspection # JSAS-CSKQYW of Jun-07-2023  
 pH not maintained between 7.2 and 7.8 [s.10(2)(d)]  
 Observation: pH 7.9  
 Correction: Reduce pH to within required range of 7.2 - 7.8 to maximize chlorine effectiveness and bather comfort.

Code 104 noted on Routine inspection # JSAS-DJVNM8 of Jul-24-2025  
 Disinfectant not maintained in accordance with Pool Regulation [Schedule 3]  
 Observation: Recirculation system turned off at time of inspection due to skimmer repairs.

Chlorine disinfectant not currently applied to the pool in an automated manner.  
 Correction: Re-establish pool recirculation system.

Re-establish chlorine residual and balance pool chemistry.

**Comments**

Pump operation has been restored.

Pool water level is restored to allow for proper function of skimming devices.

Water clarity good – main drain cover clearly visible.

Pool water temperature 30 C

Free chlorine 1.8 ppm (ideal range 2 – 3 ppm)

pH 7.5 (7.2 - 7.8 required range)

Combined chlorine 0.2 ppm (maintain levels below 1 ppm)

Total Alkalinity 100 ppm (required range 80 – 120 ppm)

Cyanuric Acid less than 20 ppm (maintain less than 80 ppm)

Filter pressure gauge 17 psi

Recirculation line flow meter approx. 30 USGPM, pump set at 90%.

Closure Order complied with and now rescinded. Pool may resume operation when ready.

RECEIVED BY

EHO



PRINTED NAME

**Shawn Secord, Property Manager**

EHO PRINTED NAME

**Jason Saunders**

PREMISES NAME Horizon Towers Pool		Tel: (604) 336-5445 Fax:										
PREMISES ADDRESS 100 - 4960 Sanders St Burnaby, BC V5H 1S9		INSPECTION DATE July 24, 2025	TIME SPENT 1 hour									
OPERATOR (Person in Charge) Mohsen Niktash		NEXT INSPECTION DATE July 28, 2025										
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Pool Safety Plan	Yes	Yes										
Operator Training	Yes											

**HAZARD RATING FOR YOUR FACILITY:**     High (≥30)     Moderate (15-29)     Low (≤14)    Total Score = 36

**Critical Hazards: Total Number: 1**

104 - Disinfectant not maintained in accordance with Pool Regulation [Schedule 3]  
**Observation:** Recirculation system turned off at time of inspection due to skimmer repairs.

Chlorine disinfectant not currently applied to the pool in an automated manner.  
**Corrective Action(s):** Re-establish pool recirculation system.

Re-establish chlorine residual and balance pool chemistry.  
**Violation Score: 9 21 30**

**Non-Critical Hazards: Total Number: 1**

405 - Recirculation / filtration equipment not functioning properly [Swimming Pool Design Guideline]  
**Observation:** Pool recirculation system currently turned off for pool repairs due to skimmer chamber leak.

Pool water level below mouth of skimmer intakes.  
**Corrective Action(s):** Re-establish pump operation.

Restore pool water level to half way of skimmer intake to optimize skimmer function.  
**Violation Score: 3 9 15**

**Follow Up to "Critical" Violations Noted on Previous Inspections (if applicable):** No corrections entered

**Comments**

Water clarity good – main drain cover clearly visible.

Pool chemistry parameters not tested.

Pool Rules and No Life Guard on Duty Sign Posted.

Safety Throw Rings (2) and Reaching Pole with Sheppard's Hook provided.

Pool depth marks clearly indicated in pool basin and on pool deck.

Point of break clearly marked.

Emergency phone available.

Filter pressure gauge 6 psi

Recirculation line flow meter approx. 0 USGPM

Pool Safety Plan available in office.

Twice daily pool chemistry records maintained.

Washroom facilities hot water supply: sink 27 C, shower 45 C (maintain 49 C or less)

Closure Order issued.

RECEIVED BY

EHO



PRINTED NAME

**Adela Parayno, Staff**

EHO PRINTED NAME

**Jason Saunders**

# CLOSURE ORDER

To: Horizon Tower Holdings Ltd Owner/Occupier of: Horizon Towers Pool

located at 100 - 4960 Sanders St, Burnaby, BC

This is an ORDER issued pursuant to Section 31 of the Public Health Act and as a result of an inspection conducted under authority of Section 25 (1) of the Public Health Act.

**Reason(s) the ORDER is made:**

- 21. Pool not recirculated or replaced at the design flow rate [PR s.10(2)(i)]
- 28. Inadequate or malfunctioning automatic disinfection equipment [PR s.11(1) (b)] & [Swimming Pool Design Guideline]

**The following action must be taken by you:**

- Re-activate recirculation system.
- Re-establish adequate water level in pool.
- Re-balance all pool chemistry parameters.

This action must be completed:  Immediately upon issuance of this ORDER

The date on which, or the circumstances under which this ORDER is to expire (if known):

A further inspection or inspections may be conducted to ensure compliance with this ORDER. Failure to comply with the terms of this ORDER may result in the issuance of a Violation Ticket, prosecution, or other legal action as may be appropriate to enforce this ORDER. The Public Health Act provides that a health officer or health authority or person ordered to comply with an ORDER issued under section 33(1) may recover reasonable costs from the person who was subject to the original ORDER.

Section 43 of the Public Health Act provides that a person affected by an ORDER, or the variance of an ORDER may request the health officer who issued the ORDER to reconsider the ORDER or variance.

24-Jul-2025

Date



Signature of Environmental Health Officer

(604)9  
Tele



I acknowledge receipt of a copy of the ORDER \_\_\_\_\_

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Signature

PREMISES NAME Horizon Towers Pool		Tel: (604) 336-5445 Fax:										
PREMISES ADDRESS 100 - 4960 Sanders St Burnaby, BC V5H 1S9		INSPECTION DATE June 19, 2025	TIME SPENT 1.75 hours									
OPERATOR (Person in Charge) Mohsen Niktash		NEXT INSPECTION DATE 1 Month										
<b>INSPECTION TYPE</b> <input type="checkbox"/> Initial <input type="checkbox"/> Consultation <input type="checkbox"/> Follow-Up to Complaint/Referral <input checked="" type="checkbox"/> Routine <input type="checkbox"/> Sampling <input type="checkbox"/> Complaint <input type="checkbox"/> Follow-Up												
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	Comply	In Use										
Pool Safety Plan	Yes	Yes										
Operator Training	Yes											

**HAZARD RATING FOR YOUR FACILITY:**     High (≥30)     Moderate (15-29)     Low (≤14)    Total Score = 0

**Critical Hazards:** There are no critical hazards.

**Non-Critical Hazards:** There are no non-critical hazards.

**Follow Up to "Critical" Violations Noted on Previous Inspections (if applicable):** No corrections entered

**Comments**  
 Water clarity good – main drain cover clearly visible.  
 Pool water temperature 27 C  
 Free chlorine 3.0 ppm (ideal range 2 – 3 ppm)  
 pH 7.8 (7.2 - 7.8 required range)  
 Combined chlorine 0.2 ppm (maintain levels below 1 ppm)  
 Total Alkalinity 140 ppm (required range 80 – 120 ppm) - add fresh make up water to dilute  
 Cyanuric Acid less than 20 ppm (maintain less than 80 ppm)  
 Pool Rules and No Life Guard on Duty Sign Posted.  
 Safety Throw Rings (2) and Reaching Pole with Sheppard's Hook provided.  
 Pool depth marks clearly indicated in pool basin and on pool deck.  
 Point of break clearly marked.  
 Emergency phone available.

Filter pressure gauge 18 psi

Recirculation line flow meter approx. 38 USGPM

Pool Safety Plan available in office.

Twice daily pool chemistry records maintained.

Washroom facilities hot water supply: sink 46 C, shower 44 C (maintain 49 C or less)

Note:

Reviewed scope of work from June 10, 2025 Construction Permit Waiver

- New Recirculation Pump installed Moov MP15AI set at 90% capacity.
- New Aquastar A10CFR main drain cover installed. Drain cover has 5 year life span following installation.
- Main drain velocity calculated at: 0.39 feet / second.

Pool is approved to open for operation for summer season.

RECEIVED BY 	EHO 
PRINTED NAME <b>Shawn Secord, Property Manager</b>	EHO PRINTED NAME <b>Jason Saunders</b>

PREMISES NAME Horizon Towers Pool		Tel: (604) 336-5445 Fax:										
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	Comply	In Use										
Pool Safety Plan	Yes	No										
Operator Training	No											

**HAZARD RATING FOR YOUR FACILITY:**     High (≥30)     Moderate (15-29)     Low (≤14)    Total Score = 4

**Critical Hazards:** There are no critical hazards.

**Non-Critical Hazards:** Total Number: 2

405 - Recirculation / filtration equipment not functioning properly [Swimming Pool Design Guideline]  
**Observation:** Current Carvin Pool MO main drain cover life span is unknown.  
 Main drain is to be replaced with a modern main drain cover that can be accurately monitored for life span and appropriate replacement.  
**Corrective Action(s):** Prior to next season opening, a Main Drain Construction Permit Waiver Application is to be submitted to reflect the new main drain replacement.  
 As part of the Application a, non-certified pool data sheet is to be submitted to capture all relevant current design features of the pool.

505 - Pool not maintained on regular basis by a trained operator [s.11(a)]  
**Observation:** Current Property Manager does not have a certificate for completing a basic pool operator course.  
**Corrective Action(s):** Prior to opening next season, the Property Manager is to obtain a certificate for a basic pool operating course.

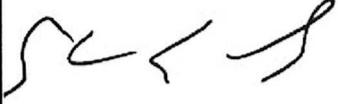
**Follow Up to "Critical" Violations Noted on Previous Inspections (if applicable):** No corrections entered

**Comments**  
 Information for main drain cover provided;  
 - Carvin MO main drain cover, VGBA compliant  
 - Open surface area 11 square inches  
 - Cover installed approximately 3 years ago, life span of cover is unknown and make is now discontinued

Observed flow rate approx 28 US GPM

Main drain water velocity: (28 US GPM / 11 inches square) x 0.32 = 0.815 feet / second

RECEIVED BY



EHO



PRINTED NAME

**Shawn Secord, Resident Manager**

EHO PRINTED NAME

**Jason Saunders**