

**TO:** MAYOR & COUNCIL  
**FROM:** GENERAL MANAGER COMMUNITY SAFETY  
**SUBJECT:** UP - 4539 BOND STREET  
**PURPOSE:** To obtain Council authority for City staff and/or agents to enter onto the property at 4539 Bond Street in order to bring the property into compliance with the Burnaby Unsightly Premises (UP) Bylaw No. 5533.

## RECOMMENDATION

**THAT** City staff and/or agents be authorized to enter the property at 4539 Bond Street to remove and dispose of any overgrowth, materials or debris contributing to the unsightliness of the property at the expense of the property owner.

## CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

I concur with the recommendation of the General Manager Community Safety.

### 1.0 POLICY SECTION

Pursuant to policy objectives contained in the City's Moving Forward initiative, Burnaby Community Safety Plan (2020) and the Burnaby Strategic Plan (2022) responding to community complaints are a core value of the work performed by the City. Authorization for entry is permitted by the Burnaby Unsightly Premises Bylaw, No. 5533.

### 2.0 BACKGROUND

4539 Bond Street is zoned Residential District (R4) and is improved with a single family dwelling. The property is currently unoccupied and the vegetation on the property is significantly overgrown. An aerial photograph of the property is included as **Attachment #1**.

### 3.0 COMPLAINT INFORMATION

On August 31, 2022, the City received a complaint alleging that 4539 Bond Street was in an unsightly state due to overgrowth. Since receiving that initial complaint no additional complaints have been filed.

### 4.0 STAFF ACTIONS TO DATE

#### 4.1 Site Inspections

As a result of the August 31, 2022 complaint, City staff have attended the property on twelve (12) occasions. The dates and findings of each inspection are as follows:

Inspection #	Date	Findings
1	September 01, 2022	Property not in compliance with bylaw
2	September 23, 2022	No additional cleanup – still unsightly
3	September 26, 2022	No additional cleanup – still unsightly
4	October 06, 2022	No additional cleanup – still unsightly
5	November 07, 2022	No additional cleanup – still unsightly
6	December 15, 2022	No additional cleanup – still unsightly
7	January 10, 2023	No additional cleanup – still unsightly
8	March 7, 2023	No additional cleanup – still unsightly
9	March 9, 2023	No additional cleanup – still unsightly
10	May 11, 2023	No additional cleanup – still unsightly
11	July 24, 2023	No additional cleanup – still unsightly
12	August 21, 2023	No additional cleanup – still unsightly

**4.2 Contact with Property Owners**

After the initial inspection conducted on September 01, 2022, City staff informed the property owners that the property was non-compliant with the bylaw and provided direction to the property owners on the necessary actions required to bring the property into compliance.

These communication attempts are as follows:

Contact #	Date	Communication Type
1	September 01, 2022	1 <sup>st</sup> Letter mailed out and affixed to front door
2	September 23, 2022	2 <sup>nd</sup> Letter mailed out and affixed to front door
3	March 7, 2023	Contact information affixed to front door

Copies of the relevant correspondence are included as **Attachment #2**.

**4.3 Bylaw Violation Notices Issued**

Resulting from the continued non-compliance, six (6) Bylaw Violation Notices have been issued to the property owners. The status of the Bylaw Violation Notices issued are as follows:

BVN#	Date Issued	Status
1	October 13, 2022	Unpaid
2	November 08, 2022	Unpaid
3	December 16, 2022	Unpaid
4	February 09, 2023	Unpaid
5	May 11, 2023	Unpaid
6	July 24, 2023	Unpaid

Copies of these notices are included as **Attachment #3**.

**4.4 Final Staff Actions Prior to Seeking Council Authorization**

Despite repeated attempts by City staff to obtain voluntary compliance, 4539 Bond Street remains non-compliant with the Burnaby Unsightly Premises Bylaw.

On August 21, 2023, City staff again attended the property. This site visit revealed the subject property remains non-compliant. Pictures taken on that date illustrate the current state of the property and are included as **Attachment #4**.

**5.0 RECOMMENDATION**

Council authorize staff and/or agents to enter onto the property at 4539 Bond Street to effect the removal and disposal of any overgrowth, debris or materials contributing to the unsightliness of the property at the expense of the estate, under the provisions of the Burnaby Unsightly Premises Bylaw, No. 5533.

Should Council adopt the recommendation, prior to undertaking the cleanup, staff will provide the property owners with a final notice. The notice will advise the owners that the property must be brought into compliance with the bylaw no later than 15 days after Council approves the recommendation in order to avoid the municipality undertaking the cleanup and charging the costs to the property owners.

**6.0 FINANCIAL CONSIDERATIONS**

The property owners will be invoiced for the cost of any work performed shortly after the cleanup is completed. If the charges remain unpaid on the 31<sup>st</sup> day of December of the year in which the expenses are incurred, the bylaw permits the cost to be added, and to form part of, the taxes payable in respect of the real property, as taxes in arrears.

Respectfully submitted,  
  
Dave Critchley General Manager Community Safety

**ATTACHMENTS**

- Attachment 1 – Aerial Photo of 4539 Bond Street (GISMaps)
- Attachment 2 – Copies of Compliance Letters Addressed to Property Owner
- Attachment 3 – Copies of Bylaw Violation Notices Addressed to Property Owner
- Attachment 4 – Photographs of the current state of the subject property

**REPORT CONTRIBUTORS**

This report was prepared by Carlos A Dimas, Property Use Coordinator, Andy Dhaliwal, Supervisor - Property Use Coordination, Josh Comia, Clerk 3, and reviewed by Dan Layng, Chief Licence Inspector.



**Attachment # 1**  
**4539 BOND ST**

**Postal Code**

V5H 1G5

**Roll Number**

2560-4539-0000

**LTO PID**

002-949-491

**Lot Width, Depth, Area**

18.92 m, 42.68 m, 807.13 sqm

**Legal Description**

Lot: 277 Block: District Lot: 33 Plan: NWP45266

**Zoning**

R4

**Neighbourhood**

Forest Glen

**Curbside Collection**

3A

**Block Watch**

N

**Assessment**

2023 Total Value: \$3,135,000

2022 Total Value: \$2,764,000

**Owner(s)**

LI JINHUA

4539 BOND ST BURNABY BC V5H 1G5



Bylaw Services  
Community Safety Department

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September 1 2022

FILE: BYL22-02213

LI, JINHUA  
4539 Bond St  
Burnaby, BC V5H 1G5

**SUBJECT: UNSIGHTLY PREMISES – 4539 BOND ST**

An inspection of 4539 Bond Street conducted on September 1, 2022 revealed that the property was untidy or unsightly.

In order to bring your property into compliance with the Burnaby Unsightly Premises Bylaw please remove or remedy the following:

- Overgrown grass, weeds, foliage and vines on the front and backyard of property.
- Discarded construction material, wood boards, plastic buckets, vegetative waste and various items of debris
- Multiple white plastic bags (east side of property)

In order to bring the property into compliance please remove these items or clean up the property on or before **2022 September 23** when a re-inspection will be conducted.

Your voluntary cooperation in resolving this matter is appreciated. If you have any questions or would prefer an earlier inspection, please contact the undersigned at 604-294-7225

A handwritten signature in black ink, appearing to read "Carlos Dimas Klee".

Carlos Dimas Klee  
Property Use Coordinator  
Phone: 604-294-7225  
Email: [carlosarturo.dimasklee@burnaby.ca](mailto:carlosarturo.dimasklee@burnaby.ca)



Licence Office  
Community Safety Department

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2022 September 23

FILE: BYL22-02213

Li, Jinhua  
4539 Bond Street  
Burnaby, BC V5H 1G5

**SUBJECT: UNRESOLVED UNSIGHTLY PREMISES - 4539 BOND STREET**

Despite previous correspondence advising you that the Burnaby Unsightly Premises Bylaw does not permit property owners or occupiers to allow real property to become or to remain untidy or unsightly, this matter remains unresolved. An inspection conducted on 2022 September 23 revealed that 4539 Bond Street remains in violation of the Unsightly Premises Bylaw, which states:

3. *"Every owner or occupier of real property or the agent of such owner or occupier shall remove from the said real property any accumulation of filth, discarded materials, or rubbish of any kind, or any derelict vehicle or derelict vehicles, and in default of such removal the municipality by its workmen and others may enter upon the said real property and effect such removal at the expense of the person so defaulting and the charges for so doing, if unpaid on the 31<sup>st</sup> day of December in any year, shall be added to and form part of the taxes payable in respect of that real property as taxes in arrear".*
  
- 3A. *Every owner or occupier of real property, or their agents, shall clear the property of brush, noxious weeds or other growths, and upon failure to do so the City of Burnaby, by its employees or other persons, at reasonable times and in a reasonable manner, may enter on the property and effect the clearing at the expense of the person who has failed to comply, and the expenses for so doing, if unpaid on the 31<sup>st</sup> day of December of the year in which the expenses are incurred, shall be added to and form part of the taxes payable in respect of that real property as taxes in arrear.*

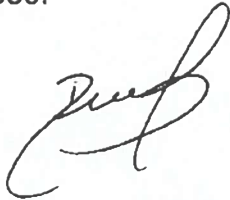
*Li, Jinhua*  
*Subject: Unresolved Unsightly Premises at 4539 Bond Street*  
*2022 September 23..... Page 2*

During the re-inspection the following was observed:

- Overgrown grass, weeds, foliage and vines on the front and backyard of property.
- Discarded construction material, wood boards, plastic buckets, vegetative waste and various items of debris
- Multiple white plastic bags (east side of property)

A final inspection will be conducted on **2022 October 06** to ensure the aforementioned items have been removed or cleaned up. Failure to bring the property into compliance will result in the Licence Office seeking Council authority to have City staff or other workers enter onto the property and undertake a clean-up at the expense of the property owner, or issue a Bylaw Violation Notice with a fine amount of \$500.00. Further Bylaw Violation Notices may be issued for continued non-compliance.

Your voluntary cooperation in resolving this matter is appreciated. If you have any questions or would prefer an earlier inspection, please contact the undersigned at 604-293-6530.



Carlos Dimas Klee  
Property Use Coordinator  
Phone: 604-294-7225  
Email: [carlosarturo.dimasklee@burnaby.ca](mailto:carlosarturo.dimasklee@burnaby.ca)

CD:an



### Bylaw Violation Notice

**BYLAW VIOLATION NOTICE #: L203830**

PLU: 1149-Lic Violation

ISSUED TO: LI, JINHUA

ISSUE DATE: October 13, 2022

ADDRESS: 4539 Bond St Burnaby, BRITISH COLUMBIA V5H 1G5

BYLAW NAME: Burnaby Unsightly Premises Bylaw

SECTION: 2

DESCRIPTION OF CONTRAVENTION: L2073-PROPTY UNTIDY OR UNSIGHTLY

SUBSECTION AND DESCRIPTION:

Allowing property to become or remain untidy or unsightly

CONTRAVENTION DATE AND TIME: October 6, 2022 12:53 pm

CONTRAVENTION LOCATION: 4539 BOND ST

ASSOCIATED TICKETS:

ISSUING OFFICER: 00510-KLEE

**PAYMENT:**

IF PAID ON OR BEFORE:	<b>November 04, 2022</b>	<b>400.00</b>
IF PAID AFTER:	<b>November 04, 2022</b>	<b>500.00</b>

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**Option 1 - PAYMENT**

(If you pay this ticket you CANNOT dispute it)

Payment by credit card will be charged a 1.75% non-refundable fee for credit card merchant fee recovery. Bylaw Number: 13640

Pay by Web: [www.burnaby.ca/paytickets](http://www.burnaby.ca/paytickets)  
 Mailed or delivered to: City of Burnaby - Tax Office  
 Violation Payment  
 4949 Canada Way  
 Burnaby, BC V5G 1M2

\*Bylaw Violation Notice Number must appear on Cheque or Money Order

- Cheque or Money Order payable to City of Burnaby
- Do not send cash through the mail
- A dishonoured cheque is not payment. We charge an administration fee for dishonoured cheques
- Postmarks not accepted as date of payment

Pay in Person: Cash, Cheque, Visa, Mastercard, American Express, Interac  
 Hours: Mon to Fri 8:00am to 4:45pm, Thurs 8:00am to 8:00pm. Closed on Holidays.  
 Letter drop boxes are located at both City Hall entrances for Cheque payments





### Bylaw Violation Notice

**BYLAW VIOLATION NOTICE #:** L203867

**PLU:** 1149-Lic Violation

**ISSUED TO:** LI, JINHUA

**ISSUE DATE:** November 08, 2022

**ADDRESS:** 4539 Bond St Burnaby, BRITISH COLUMBIA V5H 1G5

**BYLAW NAME:** BBY UNSIGHTLY PREMISES BYLAW

**SECTION:** 2

**DESCRIPTION OF CONTRAVENTION:** L2073-PROPTY UNTIDY OR UNSIGHTLY

**SUBSECTION AND DESCRIPTION:**

Allowing property to become or remain untidy or unsightly

**CONTRAVENTION DATE AND TIME:** November 7, 2022 11:35 am

**CONTRAVENTION LOCATION:** 4539 BOND ST

**ASSOCIATED TICKETS:**

**ISSUING OFFICER:** 00510-KLEE

**PAYMENT:**

<b>IF PAID ON OR BEFORE:</b>	<b>November 30, 2022</b>	<b>400.00</b>
<b>IF PAID AFTER:</b>	<b>November 30, 2022</b>	<b>500.00</b>

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**Option 1 - PAYMENT**

(If you pay this ticket you CANNOT dispute it)

Payment by credit card will be charged a 1.75% non-refundable fee for credit card merchant fee recovery. Bylaw Number: 13640

**Pay by Web:** [www.burnaby.ca/paytickets](http://www.burnaby.ca/paytickets)

**Mailed or delivered to:** City of Burnaby - Tax Office  
Violation Payment  
4949 Canada Way  
Burnaby, BC V5G 1M2

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**Pay in Person:** Cash, Cheque, Visa, Mastercard, American Express, Interac

Hours: Mon to Fri 8:00am to 4:45pm, Thurs 8:00am to 8:00pm. Closed on Holidays.

Letter drop boxes are located at both City Hall entrances for Cheque payments



### Bylaw Violation Notice

**BYLAW VIOLATION NOTICE #: L203952**

**PLU: 1149-Lic Violation**

**ISSUED TO: LI, JINHUA**

**ISSUE DATE: December 16, 2022**

**ADDRESS: 4539 Bond St Burnaby, BRITISH COLUMBIA V5H 1G5**

**BYLAW NAME: BBY Unsightly Premises Bylaw**

**SECTION: 2**

**DESCRIPTION OF CONTRAVENTION: L2073-PROPTY UNTIDY OR UNSIGHTLY**

**SUBSECTION AND DESCRIPTION:**

Allowing property to become or remain untidy or unsightly

**CONTRAVENTION DATE AND TIME: December 15, 2022 11:30 am**

**CONTRAVENTION LOCATION: 4539 BOND ST**

**ASSOCIATED TICKETS:**

**ISSUING OFFICER: 00510-KLEE**

**PAYMENT:**

<b>IF PAID ON OR BEFORE:</b>	<b>January 07, 2023</b>	<b>400.00</b>
<b>IF PAID AFTER:</b>	<b>January 07, 2023</b>	<b>500.00</b>

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**Option 1 - PAYMENT**

(If you pay this ticket you CANNOT dispute it)

Payment by credit card will be charged a 1.75% non-refundable fee for credit card merchant fee recovery. Bylaw Number: 13640

**Pay by Web:**

[www.burnaby.ca/paytickets](http://www.burnaby.ca/paytickets)

**Mailed or delivered to:**

City of Burnaby - Tax Office

Violation Payment

4949 Canada Way

Burnaby, BC V5G 1M2

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Cash, Cheque, Visa, Mastercard, American Express, Interac

Hours: Mon to Fri 8:00am to 4:45pm, Thurs 8:00am to 8:00pm. Closed on Holidays.

Letter drop boxes are located at both City Hall entrances for Cheque payments



### Bylaw Violation Notice

**BYLAW VIOLATION NOTICE #: L204004**

**PLU: 1149-Lic Violation**

**ISSUED TO: LI, JINHUA**

**ISSUE DATE: February 09, 2023**

**ADDRESS: 4539 Bond St Burnaby, BRITISH COLUMBIA V5H 1G5**

**BYLAW NAME: BBY Unsightly Premises Bylaw**

**SECTION: 2**

**DESCRIPTION OF CONTRAVENTION: L2073-PROPTY UNTIDY OR UNSIGHTLY**

**SUBSECTION AND DESCRIPTION:**

Allowing property to become or remain untidy or unsightly.

**CONTRAVENTION DATE AND TIME: February 9, 2023 1:05 pm**

**CONTRAVENTION LOCATION: 4539 BOND ST**

**ASSOCIATED TICKETS:**

**ISSUING OFFICER: 00510-KLEE**

**PAYMENT:**

**IF PAID ON OR BEFORE: March 03, 2023 400.00**

**IF PAID AFTER: March 03, 2023 500.00**

**Option 1 - PAYMENT**

(If you pay this ticket you CANNOT dispute it)

Payment by credit card will be charged a 1.75% non-refundable fee for credit card merchant fee recovery. Bylaw Number: 13640

Pay by Web: [www.burnaby.ca/paytickets](http://www.burnaby.ca/paytickets)  
 Mailed or delivered to: City of Burnaby - Tax Office  
 Violation Payment  
 4949 Canada Way  
 Burnaby, BC V5G 1M2

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 Hours: Mon to Fri 8:00am to 4:45pm, Thurs 8:00am to 8:00pm. Closed on Holidays.  
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## Bylaw Violation Notice

**BYLAW VIOLATION NOTICE #:** L204091

**PLU:** 1149-Lic Violation

**ISSUED TO:** LI, JINHUA

**ISSUE DATE:** May 11, 2023

**ADDRESS:** 4539 Bond St Burnaby, BRITISH COLUMBIA V5H 1G5

**BYLAW NAME:** BBY Unsightly Premises Bylaw

**SECTION:** 2

**DESCRIPTION OF CONTRAVENTION:** L2073-PROPTY UNTIDY OR UNSIGHTLY

**SUBSECTION AND DESCRIPTION:**

Allowing property to become or remain untidy or unsightly

**CONTRAVENTION DATE AND TIME:** May 11, 2023 12:24 pm

**CONTRAVENTION LOCATION:** 4539 BOND ST

**ASSOCIATED TICKETS:**

**ISSUING OFFICER:** 00510-KLEE

**PAYMENT:**

**IF PAID ON OR BEFORE:**           **June 02, 2023**           **400.00**

**IF PAID AFTER:**                   **June 02, 2023**           **500.00**

**Option 1 - PAYMENT**

(If you pay this ticket you CANNOT dispute it)

Payment by credit card will be charged a 1.75% non-refundable fee for credit card merchant fee recovery. Bylaw Number: 13640

**Pay by Web:**

[www.burnaby.ca/paytickets](http://www.burnaby.ca/paytickets)

**Mailed or delivered to:**

City of Burnaby - Tax Office  
Violation Payment  
4949 Canada Way  
Burnaby, BC V5G 1M2

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**Pay in Person:**

Cash, Cheque, Visa, Mastercard, American Express, Interac

Hours: Mon to Fri 8:00am to 4:45pm, Thurs 8:00am to 8:00pm. Closed on Holidays.

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### Bylaw Violation Notice

**BYLAW VIOLATION NOTICE #: L204666**

PLU: 1149-Lic Violation

ISSUED TO: LI, JINHUA

ISSUE DATE: July 24, 2023

ADDRESS: 4539 Bond St Burnaby, BRITISH COLUMBIA V5H 1G5

BYLAW NAME: Burnaby Unsightly Premises Bylaw

SECTION: 2

DESCRIPTION OF CONTRAVENTION: L2073-PROPTY UNTIDY OR UNSIGHTLY

SUBSECTION AND DESCRIPTION:

Allowing property to become or remain untidy or unsightly

CONTRAVENTION DATE AND TIME: July 24, 2023 9:36 am

CONTRAVENTION LOCATION: 4539 BOND ST

ASSOCIATED TICKETS:

ISSUING OFFICER: 00510-KLEE

**PAYMENT:**

IF PAID ON OR BEFORE:	<b>August 15, 2023</b>	<b>400.00</b>
IF PAID AFTER:	<b>August 15, 2023</b>	<b>500.00</b>

**Option 1 - PAYMENT**

(If you pay this ticket you CANNOT dispute it)

Payment by credit card will be charged a 1.75% non-refundable fee for credit card merchant fee recovery. Bylaw Number: 13640

Pay by Web:

[www.burnaby.ca/paytickets](http://www.burnaby.ca/paytickets)

Mailed or delivered to:

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Violation Payment

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Burnaby, BC V5G 1M2

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Attachment #4 Continued

