

ITEM 6
MANAGER'S REPORT NO. 29
COUNCIL MEETING 87/04/27

RE: LETTER FROM MR. AND MRS. J.P. WEST WHICH APPEARED ON THE AGENDA FOR
THE APRIL 13TH MEETING OF COUNCIL (4 E)
LOT 10, DL 159, PLAN 1392
7910 BULLER AVENUE, BURNABY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building
Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 APRIL 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: 7910 BULLER AVENUE, BURNABY
LOT 10, D.L. 159, PLAN 1392

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RECOMMENDATION:

1. THAT a copy of this report be provided to Mr. & Mrs. J.P. West,
5950 Clinton Street, Burnaby, B.C. V5J 2M5, and to the registered
owner of the property, M.K. Chew, Box 2221, 349 West Georgia
Street, Vancouver, B.C. V6B 3W2

BACKGROUND

Appearing on the 1987 April 13 Council agenda is a petition from Mr. & Mrs.
J.P. West who are residents in the neighbourhood of the subject premises.
The petitioners complain that the unoccupied building addressed at 7910
Buller Avenue is a safety hazard and extremely unsightly, and request that
the municipality take steps to have the building demolished.

REPORT

Due to the age of the building, Building Inspection Division records are
limited, however they do indicate that the building was constructed some-
time prior to 1954. The Licence Department reports that the building was
last occupied in 1983 December, at which time the building tenant went out
of business. Since that time the Fire Department, the Environmental Health
Division and the Building Inspection Division have responded to fire calls
and complaints on numerous occasions.

The first order to secure the premises from unauthorized entry was issued to the owner by the Fire Department 1984 January 06. As no response was received, the Engineering Department was requested to secure the premises on 1984 January 13. Municipal crews have had to re-secure the premises a number of times since. The owner has been invoiced for the costs totalling \$1480.52 associated with securing the premises, but as these invoices were not paid, the costs were rolled into the property taxes. The 1985 and 1986 property taxes are still outstanding and total \$7,851.74, including interest. If the 1985 taxes are not completely paid, the property will go to a tax sale on 1987 September 30.

116

The Environmental Health Division has also had to respond to complaints regarding conditions of unsightly premises at the subject address, most recently on 1987 March 20. As a result of their inspection, the registered owner was ordered to comply with the Unsightly Premises By-law by 1987 April 15. Should the owner fail to comply, the Environmental Health Division will direct municipal engineering staff to bring the property into compliance and invoice the owner for costs.

Following a recent fire, the Building Inspection Division staff inspected the subject premises and report that the building has interior structural damage. A significant portion of the first floor (above the crawlspace) has been burnt through and consequently the interior bearing walls have lost their integrity. The Division has ordered the owner to secure the building against unauthorized occupancy and to either repair the building under permit or demolish the building under permit. Should the owner fail to comply with the Building Inspection Division order, and in light of the extensive fire and vandalism damage, staff will recommend to Council that the subject building be demolished.

Authority to demolish a building that Council believes is in an unsafe condition is given in Section 735 of the Municipal Act. Authority to remove or pull down a building that Council believes is so dilapidated or unclean as to be offensive to the community is given in Section 936 of the Municipal Act. This recommendation would necessarily form the basis of another report to Council.

Staff has informed Mrs. J. P. West of the contents of this report.



A.L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

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cc: Director Administrative & Community Services
Chief Building Inspector