

TO: CITY MANAGER
FROM: DIRECTOR PLANNING & BUILDING
SUBJECT: 2658 MOUNTVIEW PLACE, BURNABY, B.C.
LOT 50, D.L. 8, PLAN NO. 30046

1997 FEBRUARY 25

PURPOSE: To have Council direct the City Clerk to file a Notice in the Land Title Office pursuant to Section 750.1 of the Municipal Act with respect to a property observed to be in contravention of municipal bylaws.

RECOMMENDATIONS:

- 1) **THAT** Council direct the City Clerk to file a Notice in the Land Title Office stating that:
 - i) A resolution relating to the land at 2658 Mountview Place, Burnaby, B.C., has been made under Section 750.1 of the Municipal Act, and
 - ii) Further information respecting the resolution may be inspected at the office of the City Clerk, City of Burnaby, B.C.
- 2) **THAT** a copy of this report be sent to Mimi W. Low, 7779 Jensen Place, Burnaby, B.C.- V5A 2A7.

R E P O R T

1.0 SUMMARY:

On 1996 March 14, an illegal suite complaint was received by the Burnaby Building Department. Subsequent inspections by Building Department Inspection staff determined that a carport had been enclosed to create habitable space and that a rear deck and a front porch had been constructed without necessary permits. Further, it was noted that the existing lower floor was being used as a separate self contained suite. The suite has since been vacated.

On 1996 June 25, Building Permit B-82847 was issued for the unauthorized construction of the carport enclosure, rear deck and front porch. Building Permit B-82847 did not, however, include the necessary building, plumbing and electrical repairs required in the unauthorized suite area. The owner was informed of all outstanding issues by letter dated 1996 October 03.

During subsequent discussions with the property owner to establish a schedule of completion for the required repairs, the owner stated that she was considering the sale of the property. The property has been listed for sale as of 1997 February.

A Notice registered on Title would encourage the completion of necessary repairs while protecting potential third party purchasers.

2.0 CONTRAVENTION OF BYLAWS:

The owners of the subject property currently are required to complete the following repairs pursuant to Section 4.(1) of Burnaby Building Bylaw 1973 No. 6333.

Complete outstanding objections and finalize Building Permit B-82847:

- ▶ Modify rear deck, stairs, guardrails and handrails to conform to B.C. Building Code or demolish the structure.
- ▶ Install vapour barrier in carport enclosure.
- ▶ Make sufficient openings in drywall to allow inspection for existence of firestopping.

Complete repairs to the lower floor suite area as follows:

Building:

- ▶ Remove door separating lower floor from main floor.
- ▶ Make sufficient openings in drywall to allow inspection for existence for firestopping.
- ▶ Install smoke alarm

Plumbing:

- ▶ Obtain the services of a plumbing contractor to complete the following repairs under permit.
- ▶ The bar sink and the clothes washer rough-in do not meet the requirements of the Plumbing Code. The pipe must be re-plumbed and drainage and venting must meet Plumbing Code requirements.

Electrical:

- ▶ Obtain the services of a certified Electrical Contractor to perform the following repairs under permit:
- ▶ Install the minimum number of outlets required by the Electrical Code.
- ▶ Remove all wiring related to the lower floor range receptacle and range hood.
- ▶ Ensure the washer is on a dedicated circuit.
- ▶ Relocate bathroom switches (located too close to tub).
- ▶ Complete the panel directory.
- ▶ Verify in writing the newly added work in the lower floor area.

3.0 CONCLUSION:

The owner of 2658 Mountview Place, Burnaby, B.C., has been obtaining quotations from contractors and has stated that an effort will be made in the future to complete the required work. The Building Department has acknowledged these efforts and intends to continue working with the owner to resolve the outstanding issues. It should be noted that, to date, the repairs have not been started.

As the owners are attempting to sell the property, staff recommend the registering of a Notice on Title to alert any potential purchasers of outstanding objections.

The City Clerk, in keeping with Section 750.1(2), will notify the property owner in order to provide her with the opportunity to appear before Council to address this staff report.

The use of Section 750.1 of the Municipal Act to file notices in the Land Title Office is consistent with a Housing Committee Report adopted by Council on 1992 September 28.



D. G. Stenson, Director
PLANNING & BUILDING

LP:ap
mntview.rep

cc: Deputy City Manager, Corporate Services
City Clerk
Chief Building Inspector

