

TO: CITY MANAGER

1998 May 06

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: **7720 MAYFIELD STREET, Burnaby, B.C.**  
 Lot 356, D.L. 90, NW District, Group 1, Plan 50922

PURPOSE: To have Council direct the Clerk to file a notice in the Land Title Office pursuant to Section 700(1)(b) of the Municipal Act with respect to a property observed to be in contravention of City Bylaws.

**RECOMMENDATIONS:**

1. **THAT** Council direct the Clerk to file a notice in the Land Title Office stating that:
  - (i) A resolution relating to the land at 7720 Mayfield Street, Burnaby, B.C. has been made under Section 700(1)(b) of the Municipal Act, and
  - (ii) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. **THAT** a copy of this report be sent to Michael Pelli, 7720 Mayfield Street, Burnaby, B.C., V5E 2J6.

**REPORT**

1.0 Summary

On 1998 April 22, an inspection of the subject premises was conducted in response to an illegal suite complaint received by the Building Department. It was determined at the time of inspection that a self-contained suite had been finished on the lower floor of the premises. Inspection staff noted that a number of approved plumbing fixtures had been relocated and additional plumbing fixtures installed. Unauthorized electrical work had been installed throughout the lower floor area.

The property owner was notified by letter dated 1998 April 24 that the termination of the use of the subject premises for more than a single family dwelling is required by 1998 June 01. The correction of plumbing and electrical objections is required by 1998 June 30.

The house is currently listed for sale with Realty World. Both the owner and Realtor have been informed that potential purchasers must be made aware of the non-conforming status of this dwelling.

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2.0 Contravention of Bylaws:

Pursuant to **Burnaby Electrical Bylaw 1974 Section 14**, no electrical installation or electrical work which has been installed, altered, or repaired shall be used or operated until it has been inspected by the Inspector and found to conform to the provisions of this Bylaw.

Pursuant to **Burnaby Plumbing Bylaw 1973 Section 7(1)(a)**, except as provided in Subsection 4 hereunder, no construction, reconstruction, replacement, alteration or extension of any plumbing system or part thereof shall be started until a permit to do so has been obtained.

3.0 Background:

In response to a complaint alleging an illegal suite, Building Department Inspection staff attended the subject site on 1998 April 22. Staff noted that a suite had been constructed in an area of the lower floor. While a building permit is not required in this instance because lower floor finishing was previously in place, plumbing and electrical permits and approvals were not obtained for changes and additions to lower floor plumbing and electrical installations.

The owner was notified of the inspection results by letter dated 1998 April 24. The Building Department requires that the owner obtain the services of a certified plumber and electrician to complete the corrective work outlined in the letter.

The owner was also notified that because the property is listed for sale, staff were preparing a report requesting Council authority to file a notice in the land Title Office with respect to the contravention of City Bylaws observed at this property.

4.0 Conclusion:

Staff will continue to work with the owner of the property to bring the dwelling into compliance with Burnaby Plumbing and Electrical Bylaws. At the same time, because the property is listed for sale, a Notice on Title will alert any third party purchasers of the outstanding objections.

The use of Section 700(1)(b) 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 AND BUILDING

LP:mdw

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