

TO: CITY MANAGER

1998 April 24

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: 7437 WILLARD STREET, BURNABY, B.C.
Lot 2, D.L.155A, Plan NW2527

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

Recommendations:

1. **THAT** Council direct the City Clerk to file a Notice in the Land Title Office stating that:
 - a) A resolution relating to the land at 7437 Willard Street, Burnaby, B.C. has been made under Section 700 of the Municipal Act, and
 - b) 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 Mansukh A. Vadhwana, 7437 Willard Street, Burnaby, B.C.

REPORT

On 1998 February 17, the City received a written complaint concerning structural foundation repair work being performed at the subject property without the benefit of a building permit, and without the advice or supervision of a qualified registered professional.

On 1998 February 19, staff inspected the subject property and confirmed foundation repair work in progress, in contravention of Burnaby Building Bylaw No. 6333. As a result, the owner was advised in writing to discontinue the unauthorized work and submit drawings of the slab foundation repairs in application for a building permit.

To have Council direct the City Clerk to file a Notice in the Land Title Office
Re: 7437 Willard Street, Burnaby, B.C.

1998 April 24
Page 2.

In response to the City's notice, the property owner retained Mr. Chiu, P. Eng., of EBA Engineering Consultants Ltd. to deal with the requirements of the City regarding the foundation repair work carried out by Dynastat Systems Inc.

EBA Engineering Consultants Ltd. advise in correspondence dated 1998 March 09 that the repair work was already complete at the time the firm was retained, and as such, is not prepared to provide a certificate for the work. EBA does advise that it is their opinion that the system should perform well, having reviewed information provided by Dynastat detailing the process.

Under the provisions of Burnaby Building Bylaw No. 6333, the structural nature of the foundation repair work requires that it be completed under permit, with the advice and supervision of a qualified registered professional.

Staff have now learned that the owner intends to list the property for sale. A Notice registered on Title would protect the interests of potential third party purchasers. Staff do not intend to pursue this matter further.



D.G. STENSON, DIRECTOR
PLANNING & BUILDING

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