

TO: CITY MANAGER 2001 April 10

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: 8293 Sixteenth Ave., Burnaby, B.C.
Legal Description: Lot "A", D.L. 25, Plan 11735, NW District

PURPOSE: To have Council direct the City Clerk to file a notice in the Land Title Office pursuant to Section 700 of the Local Government 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:
 - (i) That a resolution relating to the lands at 8293 Sixteenth Ave. has been made under Section 700 of the Local Government Act.
 - (ii) That 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:

NAVIN VERMA, RESHMA VERMA
c/o Ron Basra
4749 Rumble Street
Burnaby, B.C. V5J 2B1

NAVIN VERMA, RESHMA VERMA
8293 - 16th Ave.
Burnaby, B.C. V3N 1R9

REPORT

1.0 Summary:

Inspections of the new dwellings recently built at the property have revealed that roof construction does not comply with the Burnaby Building Bylaw. This must be corrected before final approval can be given and an occupancy permit issued. To resolve the problems, extensive work will be required. A letter has been sent to the owners informing them that staff were preparing a report requesting Council authority to file a notice in the Land Title Office with respect to the outstanding issues at the property.

2.0 Background:

Building permits for the property were issued to Ron Basra on 2000 April 12. During the construction Mr. Basra was called out of the country, whilst work proceeded on the house. Final inspection on the house was called on 2001 January 11. At that time, City staff noted obvious major roof problems, including improperly installed ridges and flashing. The roof construction does not comply with the BC Building Code and is therefore in violation of the Burnaby Building Bylaw. Resolution of these items may require complete replacement of the roof. The building must be brought into compliance with the Building Code before occupancy certificates can be issued for the property. City staff have yet to review the interior of the house.

Resolving the above issues will require extensive work, including rebuilding part of the roof. The problems are still outstanding, and there has been no apparent attempt to resolve the problems in order that occupancy permits may be issued.

Staff visited the property on 2001 February 28 and noted that 8293 Sixteenth Ave. was listed for sale, with Ron Basra as the Real Estate Agent.

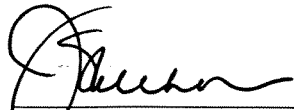
Elsewhere on this agenda are reports re: 4739 Rumble Street and 4729 Rumble Street, houses constructed by the same builder, and with equally serious building problems.

3.0 Conclusion:

The issues outstanding regarding the new construction at this property are extensive and costly work will be needed to resolve them. Because of the substantial cost involved in making these repairs, it is possible that the current owners of the property may try to sell rather than complete the necessary work. As we have noted, the property is currently listed for sale.

Staff will continue in their attempts to work with the owners and contractor to resolve these issues. At the same time a Notice on Title will alert any potential third party purchasers of the outstanding objections.

The use of Section 700 of the Local Government 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

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c.c. Deputy City Manager - Corporate Services
City Solicitor
Chief Building Inspector

