

TO: CITY MANAGER

2002 MAY 07

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: #116 - 2544 DOUGLAS ROAD, BURNABY, B.C.
PARCEL IDENTIFIER: 001-683-047
STRATA LOT 16, D.L. 125, GROUP 1, N.W.D.,
STRATA PLAN NW1201 TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT

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 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 #116-2544 Douglas Road, Burnaby, B.C., has been made under Section 700 of the Local Government 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 the following owner:
 - a) CJS Holdings Ltd.,
 (Incorporation No. 310768)
 10076 - 159A Street
 Surrey, B.C. - V3R 7W3

R E P O R T

1.0 SUMMARY:

The Building Department has been attempting for a number of years to cause the property owner to complete outstanding building permits BLD89-67791 for interior alterations and BLD89-67792 to upgrade a second storey addition within industrial strata unit at #116 - 2544 Douglas Road (see *attached* Figure #1).

The property owner has stated he intends to sell the property and is reluctant to complete the repairs as the potential purchasers have stated they will be removing the construction.

2.0 BACKGROUND:

Building permits BLD89-67791 and BLD89-67792 were issued in April and August of 1989. The property owner did not call for the required inspections while the construction was underway. The inspection progress system used by the Building Department prior to 1998 failed to record the absence of progress inspections. This resulted in a lengthy interruption to the normal building inspection process. While recent inspections performed by Building Department staff confirm that the construction is now substantially complete, a number of life safety issues must be corrected before the permits can be approved.

The following requirements were provided to the property owner in our letter of 2002 March 22:

- 1) Enclose the front entry as per approved plans
- 2) Install exit signs and emergency lighting per approved plans
- 3) Install rated doors, closers and hardware to both rear exit doors (second floor)
- 4) Install 5/8" Fire Guard or 1/2" Type X drywall to ceiling and columns - underside of second floor
- 5) Complete the second floor office walls adjacent to the open warehouse with these walls being full height to the underside of the roof deck.
- 6) Install ULC rated steel frames w/Georgian wire glass in the second floor windows
- 7) Fire stop Q-deck at fire separation between tenancies
- 8) Remove padlock set from rear exit door
- 9) Remove double keyed lock at front entry/exit and install thumb turn lock
- 10) Electrical survey required. (Electrical permits are required for electrical work relating to this construction).

Replacement copies of the approved plans for both building permits were provided to the property owner to replace his original copies which apparently have been lost.

The property owner has advised Building Department staff that he intends to sell the property to a purchaser who will remove the construction. There has been no confirmation of when the sale might occur or who the prospective buyer might be. Regardless, these outstanding items are requirements to the completion of the outstanding Building Permits and, until completed, the property remains in contravention of the Building Bylaw.

3.0 CONCLUSION:

The Building Department intends to pursue the completion of the work and will, if necessary, consider legal action to obtain compliance in this matter.

In the interim, should the property be listed for sale, a notice filed in the Land Title Office would alert any potential third party purchaser of the outstanding contravention of City bylaws.

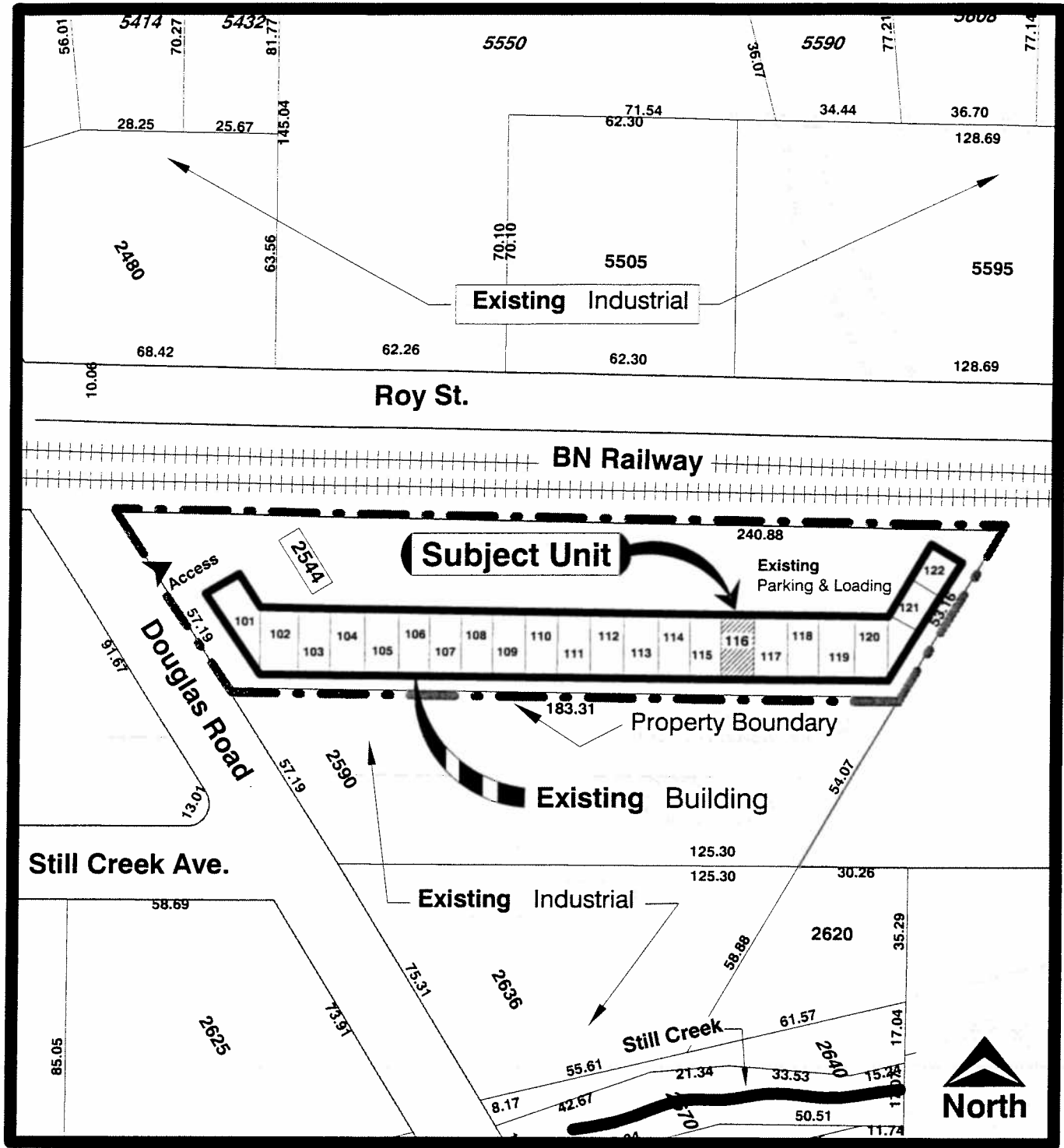
The use of Section 700 of the Local Government Act to file notices in the Land Title Office is consistent with a Housing Committee Report adopted by Council on 1992 September 28.

LP:ap
Attach
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J. S. Belhouse, DIRECTOR
PLANNING & BUILDING

cc: City Clerk
City Solicitor
Chief Building Inspector



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: April 2002

Unit # 116 -- 2540 Douglas Road

Figure # 1