

TO: CITY MANAGER

2002 APRIL 18

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: 3736 EDINBURGH STREET, BURNABY, B.C.
LOT 4, BLK. 38, D.L. 186, PLAN 1124

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 that:
 - a) A resolution relating to the land at 3736 Edinburgh Street, 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) Donald Kenneth Sananin
3736 Edinburgh Street
Burnaby, B.C. - V5C 1R5

R E P O R T

1.0 SUMMARY:

The Building Department has been attempting for many years to cause the property owner to complete the work required to finalize two outstanding building permits, one for additions to the single-family dwelling and a second for construction of a detached garage on the subject property. The owner's employment frequently takes him out of town, so consequently, the work has been progressing extremely slowly.

The owner has recently informed the City that an impending divorce may force the sale of the property . He is not presently financially able to complete the necessary work required to obtain final approval for the outstanding permits.

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

2.0 CONTRAVENTION OF BYLAWS:

The owner of the subject property is required to complete the following items pursuant to Section 4.(1) of Burnaby Building Bylaw 1973 No. 6333 and the Local Government Act, Section 700.1 (b)(ii):

- a) ***Complete all outstanding work to finalize Building Permits #: BLD92-73544 and #: BLD93-76872 and Electrical Permit #: ELE99-02401:***

Although the Building and Electrical Inspection Division have identified 18 items which are considered safety concerns, the following items are of utmost concern and the owner is being encouraged to complete these as soon as possible:

BUILDING

- a) Replace glass panels in sunroom and detached garage roof with tempered glass.
- b) Install guardrails around second floor deck, rear first floor deck and rear deck of the detached garage to conform to the 1998 B.C. Building Code.
- c) Install handrails for front stairs of house,(one at each side), and for stairs to detached garage to conform to the 1998 B.C. Building Code.
- d) Rebuild stairs to detached garage to conform to the 1998 B.C. Building Code.
- e) Have Professional Engineer sign off for structural requirements of detached garage.
- f) Complete framing for front entry of house.

ELECTRICAL

- a) Remove all extension cords passing through doors, walls, floors in house and detached garage and replace with approved wiring.
- b) Disconnect at source the knob and tube wiring passing through wall at rear door of house or install in a junction box in approved manner.
- c) Install panel cover in detached garage.
- d) Clear work space in front of panel in house and install panel cover.

3.0 CONCLUSION:

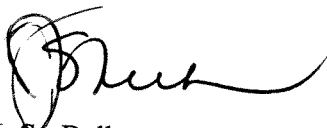
The Building Department acknowledges that the owner is attempting to obtain the funds to complete the required work and intends to continue working with the owner to resolve the outstanding issues.

Because the subject property may be placed for sale as a result of a property settlement, staff recommend the registering of a Notice on Title to give notice to potential purchasers of outstanding objections. The property owner has been advised that a Notice on Title will be filed.

The City Clerk, in keeping with Section 700, will notify the property owner in order to provide him with the opportunity to appear before Council to address this staff report.

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.

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J. S. Belhouse, DIRECTOR
PLANNING & BUILDING

