

TO: CITY MANAGER

2003 APRIL 22

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: 6974 EAST BROADWAY, BURNABY, B.C.
PARCEL IDENTIFIER: 002-581-949
STRATA LOT 25, D.L. 78, GROUP 1, N.W.D., PLAN 24759

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 6974 East Broadway, 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) Phuong Hue Tran
6974 East Broadway
Burnaby, B.C.
V5B 2Z1

R E P O R T

1.0 SUMMARY:

The Building Department required the property owner to obtain and have finalized a building permit for a rear garage addition with sunroom, deck and metal canopy, all constructed without permits. The property owner obtained a building permit but has listed the property for sale prior to completing repairs.

2.0 BACKGROUND:

On 2002 November 27, Building Department staff conducted an inspection of the subject premises in response to a complaint arising from a grow operation / hydro disconnect. The owner was informed by letter that a number of repairs would be required prior to the reconnection of electrical service.

As part of the Building Inspector's requirements, the property owner was asked to obtain a building permit for an approximate 14' x 22' rear addition to the dwelling which had been constructed without permits or approvals.

Building Permit No. BLD02-01978 was issued 2003 January 20. The Building Inspector noted the property was listed for sale during an inspection 2003 April 08.


Both the property owner and his Realtor have been provided with a preliminary list of required repairs and notified the property will remain in contravention of Bylaw No. 6333 until final approval for Building Permit No. BLD02-01978 is issued by Inspection staff.

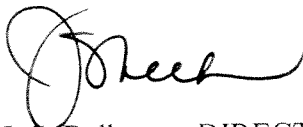
3.0 CONCLUSION:

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, because this property is listed for sale, a notice filed in the Land Title Office will 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