

TO: CITY MANAGER

FROM: CHIEF BUILDING INSPECTOR

SUBJECT: 7555 - 10TH AVENUE, BURNABY, B.C.
GROUP 1, LOT 2, D.L. 29, PLAN 22986
PARCEL IDENTIFIER: 000 035 807

2004 AUGUST 05

PURPOSE: To have Council direct the City Clerk to file a Notice in the Land Title Office, pursuant to Section 57 of the Community Charter, with respect to a property observed to be in contravention of the 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 7555 - 10th Avenue, Burnaby, B.C. has been made under Section 57 of the Community Charter, and
 - (b) 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 the following owners:
 - 1) Yew J. Fong and Pui F. Fong
4054 Commercial Street
Vancouver, B.C. - V5N 4G3

R E P O R T

1.0 SUMMARY:

On 2004 May 04 and 2004 May 14, inspections by Building Department staff determined that two suites have been constructed in this single-family dwelling, one of which is located in an unauthorized addition to the side of the dwelling.

The owners have stated that given the age and condition of the dwelling, they will not proceed with the repairs necessary to comply with City bylaws and have listed the property for sale.

2.0 BACKGROUND:

On 2004 May 19, the property owners were provided with a letter listing all repairs necessary to bring this dwelling into compliance with City bylaws. These repairs were identified during inspections conducted 2004 May 04 and 2004 May 14.

The property owners have given notice to their tenants to vacate the premises, rather than completing the repairs, and have listed the property for sale as a redevelopment site.

The property owners have been notified by letter dated 2004 July 21 that once the dwelling is vacant, the property must be maintained and the dwelling secured against unauthorized entry.

The property owners have also been advised that should they, or a future purchaser, decide to re-tenant the dwelling, all repairs listed in our letter of 2004 May 19 must be completed and approved prior to occupancy.

3.0 CONTRAVENTION OF BYLAWS:

The owners of the subject property are required to complete the necessary repairs to bring their property into compliance with Burnaby Building Bylaw No. 11729, Part 2, Section 7(1) and (2), and Burnaby Zoning Bylaw No. 4742, Section 3, or to demolish all buildings and proceed with the redevelopment of the property.

4.0 CONCLUSION:

The Building Department will maintain a regular inspection schedule for this property. The filing of a note against Land Title that building regulations have been contravened will ensure that potential purchasers are aware the dwelling cannot be occupied unless repairs are completed and approved.

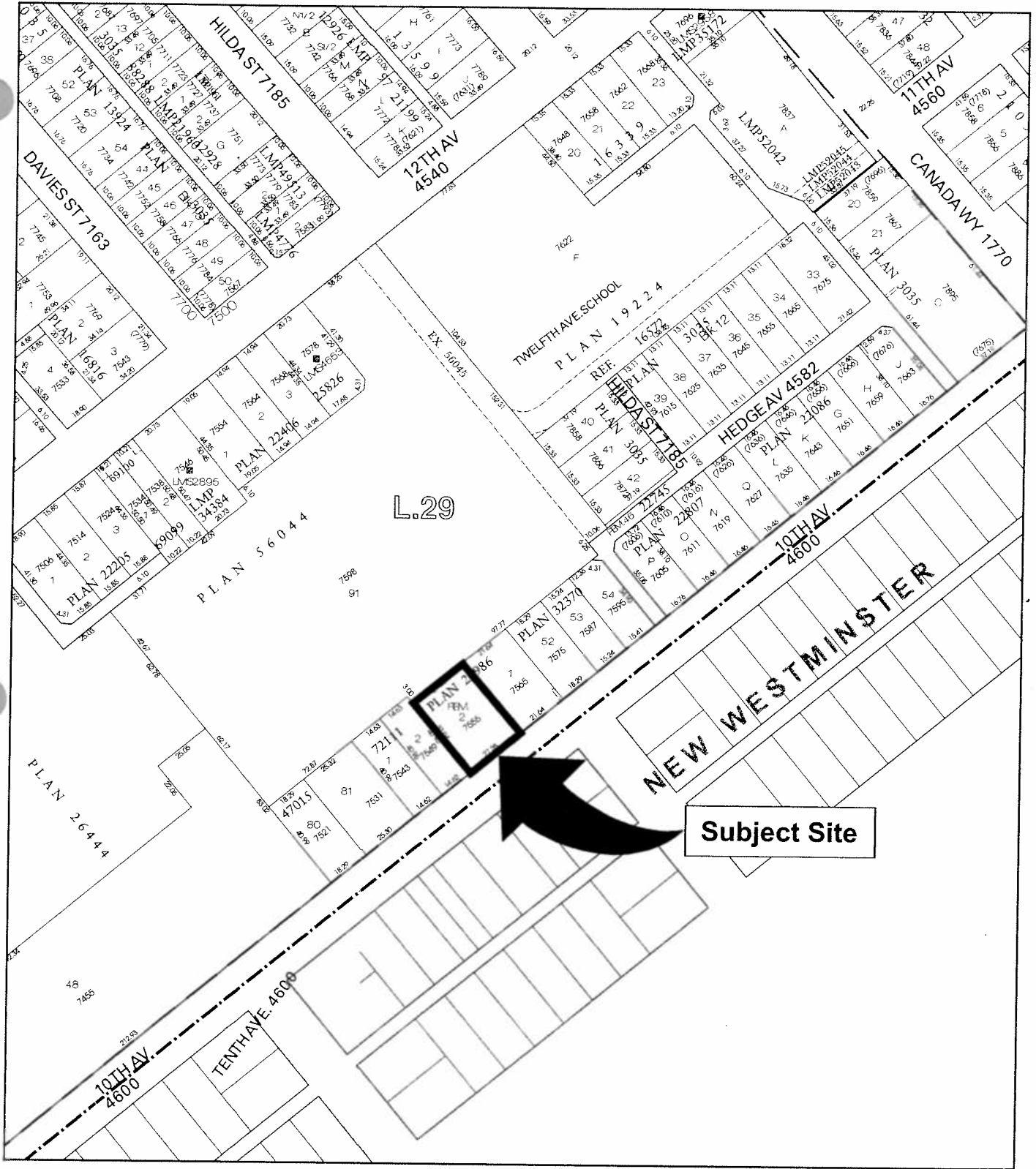
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J.S. Belhouse, DIRECTOR
PLANNING & BUILDING


cc: Deputy City Manager
City Solicitor
City Clerk
Chief Building Inspector



Date:
Scale:
Drawn By:


City of Burnaby
 Planning & Building Dept.

7555 - 10th Avenue, Burnaby, B.C.
Group 1, Lot 2, D.L. 29, Plan 22986


 North

