

**TO:** CITY MANAGER

2004 OCTOBER 20

**FROM:** CHIEF BUILDING INSPECTOR

**SUBJECT:** 7378 - 7380 - 13<sup>TH</sup> AVENUE, BURNABY, B.C.  
GROUP 1, LOT 10, D.L. 29, BLK. 5, PLAN 3035,  
PARCEL IDENTIFIER: 000 034 683

**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 City bylaws.

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**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 7378 - 7380 - 13<sup>th</sup> 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 owner:
  - 1) Cynthia Simpson  
7370 - 13<sup>th</sup> Avenue  
Burnaby, B.C. - V3N 2E1

**REPORT**

**1.0 SUMMARY:**

On 2004 September 28, an inspection of the subject two-family dwelling determined two unauthorized suites have been constructed. On 2004 September 29, a letter was sent to the property owner, Cynthia Simpson and to the property owner's representative, Chandar Sharan, listing the repairs necessary to bring the property into compliance with City Bylaws. The owner's representative has advised Bylaw staff that the property is for sale.

**2.0: CONTRAVENTION OF BYLAWS:**

The property is in contravention of Burnaby Building Bylaw No. 11729, Sections 7(1) and (2), and Burnaby Zoning Bylaw No. 4743, Section 3.

**3.0 CONCLUSION:**

The filing of a note against Land Title will ensure potential purchasers are informed this property is in contravention of building and zoning regulations. The Building Department will be working with the property owner towards resolving this matter. In the event voluntary compliance cannot be achieved, legal action will be considered to ensure compliance with City bylaws.



J. S. Belhouse, DIRECTOR  
PLANNING & BUILDING

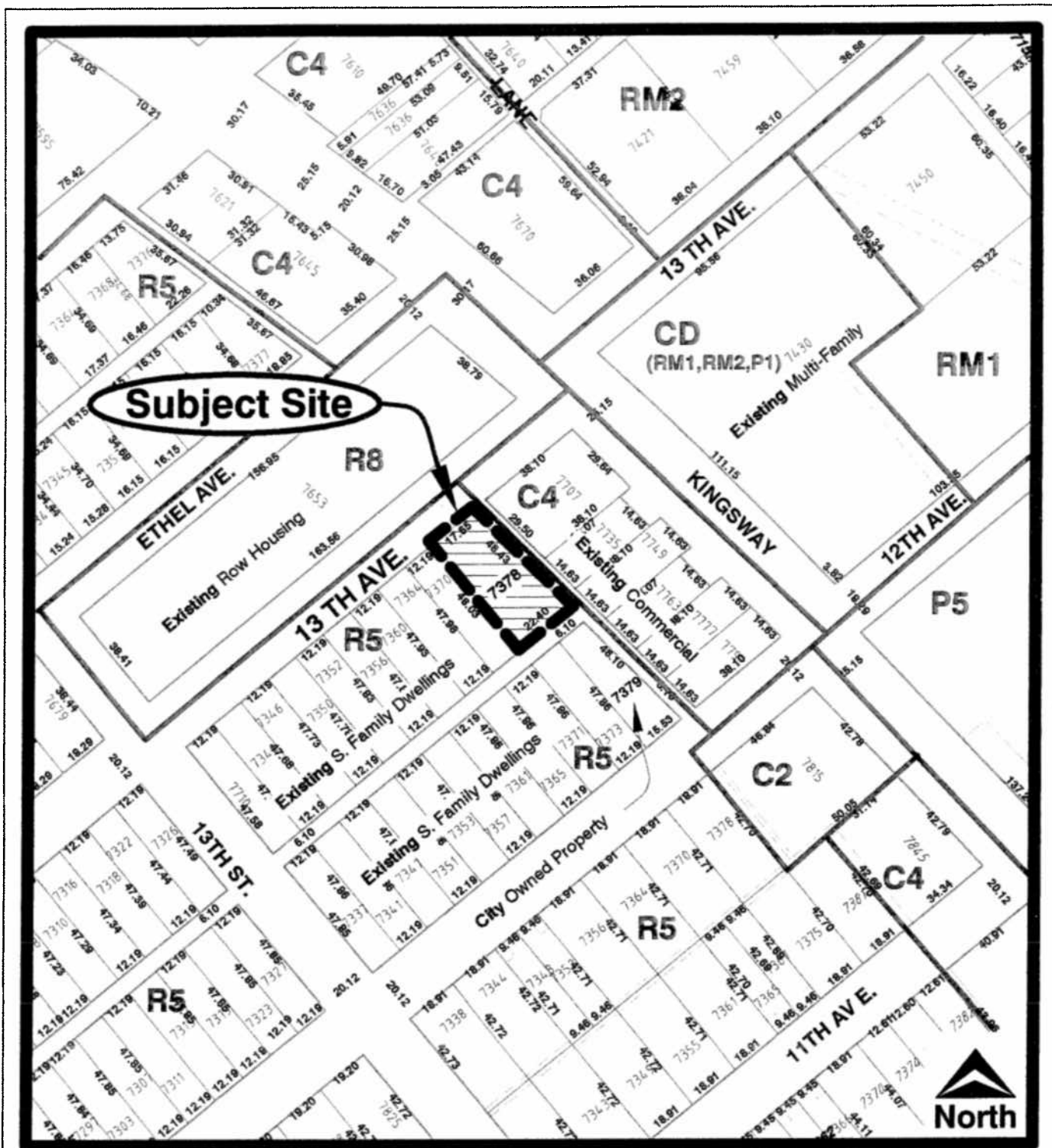
*MB*

LP:ap

Attach.

q:\bylaw\7378-13averep.wpd

cc: Deputy City Manager  
Director Finance - (*Attn: M. Baldonero*)  
City Solicitor  
City Clerk  
Chief Building Inspector



**Planning and Building Department**

Scale: 1 = 2000

Drawn By: J.P.C.

Date: October 2004

**7378 -- 7380 13 th Ave.**

Group1, Lot 10, D.L. 29, Plan 3035

Sketch # 1

