

TO: CITY MANAGER

2004 NOVEMBER 15

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: 5740 HASTINGS STREET, BURNABY, B.C.
LOT 52, DL 205, PLAN 25396

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.

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 5740 Hastings, Burnaby B.C. Lot 52, DL 205, Plan 25396 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** the owners of the subject property - (as listed in the *attached* Appendix "A") - be notified as required under Section 57(2) of the Community Charter.

R E P O R T

1.0 SUMMARY

In 1997 a building inspection conducted at the subject property revealed construction done without permits. The city has attempted to have the owners revert the property back to its originally approved state, but to date the work has not been completed.

A Notice registered on Title will encourage the owners to comply with Building Department requirements to remove the unauthorized construction, while protecting potential third party purchasers.

2.0 CONTRAVENTION OF BYLAWS:

Three suites and a storage area have been built without building permits. Permits are required by Burnaby Building Bylaw 2004 No.11729 section 7 (1).

3.0 CONCLUSION:

The Building Department has provided the owners with ample opportunity to remove the unauthorized construction. Because the property is listed for sale, staff recommend registering a Notice on Title to alert any potential purchasers of outstanding issues.

The City Clerk, in keeping with Section 57(2) of the Community Charter, will notify the property owners to provide the opportunity to appear before Council to address this staff report.



JS:su
q:\bylaw\5740hastings.wpd



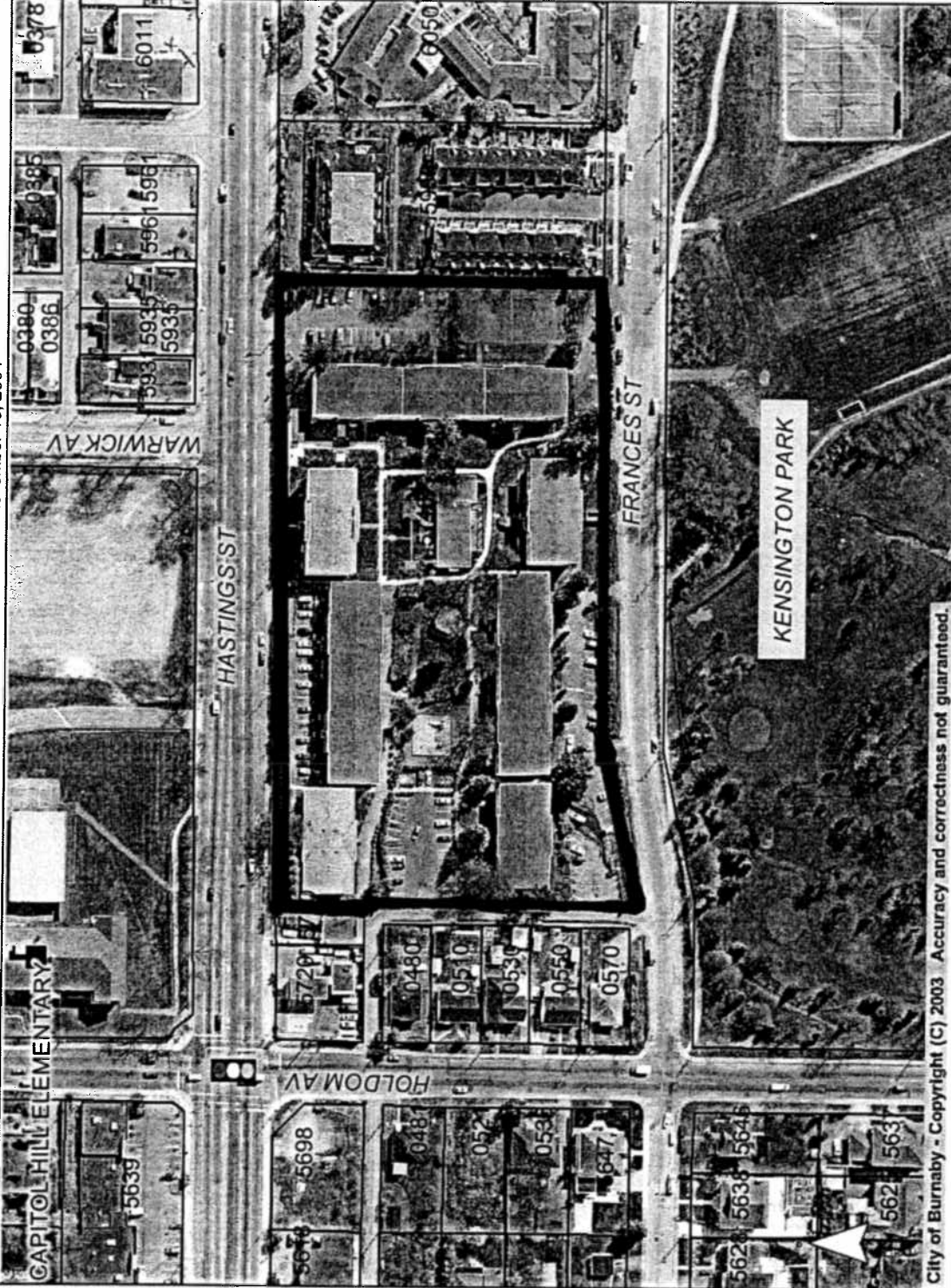
J.S. Belhouse, Director
PLANNING & BUILDING

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



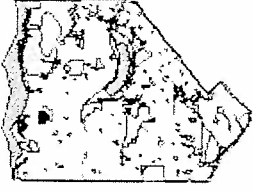
5740 Hastings

November 16, 2004



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- | | | |
|-------------------|-------------------------------------|-------------------------|
| Selected Features | <input type="checkbox"/> | Lot |
| Strata Units | <input checked="" type="checkbox"/> | Street Intersection |
| Places | <input checked="" type="checkbox"/> | Traffic Signal |
| Golf | <input type="checkbox"/> | Speed Humps |
| Police | <input type="checkbox"/> | Speed Humps |
| Fire | <input type="checkbox"/> | Roads |
| Utility | <input type="checkbox"/> | Local |
| Cemetary | <input type="checkbox"/> | Collector |
| School | <input type="checkbox"/> | Arterial |
| Civic | <input type="checkbox"/> | Freeway |
| Library | <input type="checkbox"/> | Hydrology |
| Hospital | <input type="checkbox"/> | Colour 2002 |
| Mail | <input type="checkbox"/> | Parks |
| Parks and Rec | <input type="checkbox"/> | PARKLAND TO BE ACQUIRED |
| Skytrain Stations | <input type="checkbox"/> | Other |
| Skytrain Lines | <input type="checkbox"/> | Boundary |
| Addresses | <input type="checkbox"/> | |

Map Scale
1 : 2000

APPENDIX "A"

List of Owners of 5740 Hastings Street

- | | | | |
|-----|---|-----|---|
| 1. | Eduardo Bonavente Ellana,
Teresita Bobiles Ellana
22 Lucas Avenue
Winnipeg, M.O. - R2R 2H9 | 13. | Venosta Enterprises Corporation
3312 Rakanna Place
Coquitlam, B.C. - V3E 3B2 |
| 2. | Norman Christopher Fradley
83 - 5820 Hastings Street
Burnaby, B.C. - V5B 1R6 | 14. | Venosta Enterprises Corporation
3312 Rakanna Place
Coquitlam, B.C. - V3E 3B2 |
| 3. | Norman Christopher Fradley
83 - 5820 Hastings Street
Burnaby, B.C. - V5B 1R6 | 15. | James Herbert Harburn
Patti Ann Harburn
2990 Dresdon Way
North Vancouver, B.C. - V7H 1P6 |
| 4. | Dean Antic
Felina Antic
4705 45A Avenue
Delta, B.C. - V4K 1M5 | 16. | Sidney Wong
Lorine Frances Wong
5362 Halley Avenue
Burnaby, B.C. - V5H 2P2 |
| 5. | Anita Dick
1 - 2628 Shaughnessy Street
Port Coquitlam, B.C. - V3C 3V1 | 17. | Sidney Wong
Lorine Frances Wong
5362 Halley Avenue
Burnaby, B.C. - V5H 2P2 |
| 6. | Anita Dick
1 - 2628 Shaughnessy Street
Port Coquitlam, B.C. - V3C 3V1 | 18. | Ling Ling Chung
41 - 5810 Hastings Street
Burnaby, B.C. - V5B 1R6 |
| 7. | Christina Yuen Kit Ha
Franky Yuen Che Ming
1561 Stoneridge Lane
Coquitlam, B.C. - V3E 3K7 | 19. | Sanny Shuk Fan Wong
3312 Rakanna Place
Coquitlam, B.C. - V3E 3B2 |
| 8. | Peter Paul De Souza
1 - 1086 West 11 th Avenue
Vancouver, B.C. - V6H 1K1 | 20. | Ara Parker
1180 Victoria Drive
Vancouver, B.C. - V5L 4G5 |
| 9. | Borys Prykhodo
1604 - 935 Marine Drive
West Vancouver, B.C. - V7T 1A7 | 21. | Christopher Lee Harburn
48 - 5912 Hastings StrEet
Burnaby, B.C. - V5B 1R6 |
| 10. | Baljinder Sandhu
38065 - 3 rd Avenue
Squamish, B.C. - V0N 3G0 | 22. | Charles Leon Lam
May Nay Lam
6971 Brooks Street
Vancouver, B.C. - V5S 1R6 |
| 11. | Norman Christopher Fradley
83 - 5820 Hastings Street
Burnaby, B.C. - V5B 1R6 | 23. | Charles Leon Lam
May Nay Lam
6971 Brooks Street
Vancouver, B.C. - V5S 1R6 |
| 12. | Norman Christopher Fradley
83 - 5820 Hastings Street
Burnaby, B.C. - V5B 1R6 | | |

24. Gurkirat Singh Takhar
Gurjinder Kaur Takhur
Harpreet Singh Takhar
P.O. Box 738
Garibaldi Highlands, B.C. - V0N 1T0
25. Liu Zhu Mei
Chun Ying Li
18 - 5760 Hastings Street
Burnaby, B.C. - V7S 2H7
26. Chang Chun Wang
9 - 5740 Hastings Street
Burnaby, B.C. - V5B 1R6
27. Karnail Singh Chutti
Manjit Kaur Chutti
P.O. Box 5437
Squamish B.C. - V0N 3G0
28. Satnam Singh Chuti
Jaswinder Kaur Chuti
P.O. Box 5581
Squamish, B.C. - V0N 3G0
29. 647234 BC LTD., Inc. No. 647234
103 - 330 Ellis Street
Penticton, B.C. - V2A 4L7
30. Peter O'Hara
Margaret Alice O'Hara
78 - 5932 Hastings Street
Burnaby, B.C. - V5B 1R6
31. Gardenia Sayo
Jonathon Sayo
Benjamin Sayo
5516 Patterson Avenue
Burnaby, B.C. - V5H 2M5
32. Karim Sidi
348 Fairway Drive
North Vancouver, B.C. - V7K 1Y6
33. Karim Sidi
348 Fairway Drive
North Vancouver, B.C. - V7K 1Y6
34. Avtar Singh Giri
Raman Giri
P.O. Box 2253
Squamish, B.C. - V0N 3G0
35. Hon Sau Luk
3312 Rakanna Place
Coquitlam, B.C. - V3E 3B2
36. Alexander Bruce Andrews
Mary Andrews
1069 Marigold Place
North Vancouver, B.C. - V7R 2E9
37. Alexander Bruce Andrews
Mary Andrews
1069 Marigold Place
North Vancouver, B.C. - V7R 2E9
38. Marcelle Kruppeler
Edith Ross
1003 - 47 Agnes Street
New Westminster, B.C. - V3L 1E2
39. Christo Dragolov
101 - 9235 Gildwood Drive
Burnaby, B.C. - V3N 4L9
40. Florence Wai Yu Wong
39 - 5810 Hastings Street
Burnaby, B.C. - V5B 1R6
41. Christo Dragomirov Dragolov
101 - 9235 Gildwood Drive
Burnaby, B.C. - V3N 4L9
42. Margaret Gradowska
463 East 1st Street
North Vancouver, B.C. - V7L 1B7
43. Paulin Sophie Floyd
352 East 9th Street
North Vancouver, B.C. - V7L 2B2
44. Darrell Dick
195 North Stratford Avenue
Burnaby, B.C. - V5B 1L1
45. Hylton Maclister
6618 Westcott Road
Duncan, B.C. - V9O 6A4
46. Witold Gruszczyk
305 - 6960 Elwell Street
Burnaby, B.C. - V5E 1K5
47. Ali Mohammad Alef
44 - 5810 Hastings Street
Burnaby, B.C. - V5B 1R6
48. Satnam Singh Chuti
Jaswinder Kaur Chuti
P.O. Box 5581
Squamish, B.C. - V0N 3G0

49. Shervin Nazemi
449 Selman Street
Coquitlam, B.C. - V3K 5S7
50. Kensington Project Ltd. Inc. No.. 489200
2100 - 1075 West Georgia Street
Vancouver, B.C. - V6E 3G2
51. Sure Pride Investments Inc. No. 586609
2305 - 1367 Alberni Street
Vancouver, B.C. - V6E 4R9
52. Bashir Madhani
Najma Madhani
347 Gable Drive
Burnaby, B.C. - V5G 4N7
53. Jaime Natividad Dy
Bernardita Perez Dy
64 - 5922 Hastings Street
Burnaby, B.C. - V5B 1R6
54. Jaime Natividad Dy
Bernardita Perez Dy
64 - 5922 Hastings Street
Burnaby, B.C. - V5B 1R6
55. Emmanuel Delgado Rodriguez
61 - 5922 Hastings Street
Burnaby, B.C. - V6G 2V3
56. Josephine Doroy Alberto
Ester Doroy Alberto
Quintin Alfonso Doroy Alberto
5521 Main Street
Vancouver, B.C. - V5W 2S3
57. Marites Concepcion Alagar
Jose Rosario Alagar
15 - 5760 Hastings Street
Burnaby, B.C. - V5B 1R6
58. Annie Fallesgon Kutney
Pacita Ramirez Fallesgon
1490 Ross Avenue
Coquitlam, B.C. - V3J 2K1
59. Ariel Maniquis Paguia
Maria Teresa Paguia
55 - 5912 East Hastings Street
Burnaby, B.C. - V5B 1R6
60. David Kee Ooi Chuah
Linda Poh Yeong Chuah
9272 - 154A Street
Surrey, B.C. - V3R 9B3
61. Damasco Leonor Verga
Priscila Santos Verga
Jeannevie Christian Verga
133 Arthur Wright Crescent
Winnipeg, M.B. - R2P 1X7
62. Edwin Lao
Serenne Lao
11229 Lyon Road
Delta, B.C. - V4E 1J8
63. Edwin Lao
Serenne Lao
11229 Lyon Road
Delta, B.C. - V4E 1J8
64. Delbert Fizzell
54 - 400 Silin Forest Road
Fort McMurray, AB. - T9H 3S5
65. Emma Delen Givera
61 Roxanne Crescent
Scarborough, ON. - M1V 4J6
66. Pedro Givera
Fortunata Delen Givera
61 Roxanne Crescent
Scarborough, ON. - M1V 4J6
67. Emma Delen Givera
Pedro Givera
Fortunata Delen Givera
61 Roxanne Crescent
Scarborough, ON. - M1V 4J6
68. Jacques Drapeau
Avelina Drapeau
75 Mariner Crescent
Winnipeg, MB. - R2P 0V6
69. Sahim Abdul Rahiem
Abdul Rahim
Fatima Bibi Rahiem
7511 Davies Street
Burnaby, B.C. - V3N 3H2
70. Sahim Abdul Rahiem
Fatima Bibi Rahiem
7511 Davies Street
Burnaby, B.C. - V3N 3H2
71. Young Ran Lee
73 - 5932 East Hastings
Burnaby, B.C. - V5B 1R6
72. Young Joo Hwang
Soon Dok Hwang
23 - 5760 Hastings Street
Burnaby, B.C. - V5B 1R6

73. Boung Oh Chung
Hyo Shin Chung
10 - 5740 East Hastings Street
Burnaby, B.C. - V5B 1R6
74. Yong Kyu Hwng
Ohk Soo Hwang
7 - 5740 Hastings Street
Burnaby, B.C. - V5B 1R6
75. Satinder Singh Bains
8875 - 132 "B" Street
Surrey, B.C. - V3V 7W3
76. Man Ho Kim
Kyung Ja Kim
74 - 5932 Hastings Street
Burnaby, B.C. - V5B 1R6
77. Demetri Zambus
12 - 3463 Oak Street
Vancouver, B.C. - V6H 2I7
78. Sultan Nurani
Rashida Nurani
49569 Castleman Road
Chilliwack, B.C. - V2P 6H4
79. Won Ha Lee
11 - 5740 Hastings Street
Burnaby, B.C. - V5B 1R6
80. Eduardo Jose Alvarez
Maria Auxiliadora Suarez
111 - 5770 Hastings Street
Burnaby, B.C. - V5B 1R6
81. Nicholas Zambus
Margharita Zambis
10 - 3463 Oak Street
Vancouver, B.C. - V6N 3J5
82. Goran Ivaz
Bojana Ivaz
42 - 5810 Hastings Street
Burnaby, B.C. - V5B 1R6
83. Anisa Jessani
Nurdin Tajdin Jesani
5586 Nuthatch Place
North Vancouver, B.C. - V7R 4R8
84. Alaudin Sadrudin Hassanali
664 Chapman Avenue
Coquitlam, B.C. - V3J 4A3
85. Morad Hassanpour
1480 - 1500 West Georgia Street
Vancouver, B.C. - V6G 2Z6
86. Darius Malek-Madani
1480 - 1500 West Georgia Street
Vancouver, B.C. - V6G 2Z6
87. Rahemat Noordin Khamisa
1528 Woods Avenue
North Vancouver, B.C. - V7R 1A8
88. Malek Banu Gillani
268 Montroyal Boulevard
North Vancouver, B.C. - V7N 4E5
89. Shahbudin Esmail Gillani
268 Montroyal Boulevard
North Vancouver, B.C. - V7N 4E5
90. Noordin Hassam Khamisa
1528 Woods Avenue
North Vancouver, B.C. - V7R 1A8
91. Rashida Samji
606 - 5455 Balsam Street
Vancouver, B.C. - V6M 4B2
92. Al - Nasir Hassanali Shariff
Shamim Al - Nasir Shariff
4034 Delbrook Avenue
North Vancouver, B.C. - V7N 4A1
93. Rene David
419 - 350 East 2nd Avenue
Vancouver, B.C. - V5T 1C1
94. Bashir Shamshudin Jesani
Khatija Bashir Jesani
60 - 7151 Moffat Road
Richmond, B.C. - V6Y 3G9
95. Sanny Shuk fan Wong
1538 Eagle Mountain Drive
Coquitlam, B.C. - V3E 2Z3
96. Shamin Al Nasir Shariff
4034 Delbrook Avenue
North Vancouver, B.C. - V7N 4A1
97. Dorina Fortune Shorey
5516 Patterson Avenue
Burnaby, B.C. - V5G 2V4
98. Naguib Hussein Ali Dhalla
Alnoor Shamshudin Jesani
10691 Bisset Drive
Richmond, B.C. - V7A 4K8
99. Pedro Yuson Sayo
5516 Patterson Avenue
Burnaby, B.C. - V5G 2V4

100. Bradley Edward Tims
100 - 8500 Alexandra Road
Richmond, B.C. - V6X 1C4
101. Zahurali Amiralali Khudamux Talib
7331 Coronado Drive
Burnaby, B.C. - V5A 1P9
102. Saleem Jessani
5586 Nuthatch Place
North Vancouver, B.C. - V7R 4R8
103. Naznin Shamshudin Jesani
106 - 6931 Cooney Road
Richmond, B.C. - V6Y 2JP
104. Islanco Enterprises Ltd. INC. NO. 177784
1528 Woods Avenue
North Vancouver, B.C. - V7R 1A8
105. Nazira Alnoor Jesani
11 - 5311 Lackner Crescent
Richmond, B.C. - V7E 6B7
106. Firozbhanu Talib
7331 Coronado Drive
Burnaby, B.C. - V5A QP9
107. Gardenia Sayo
Benjamin Sayo
5516 Patterson Avenue
Burnaby, B.C. - V5H 2M5
108. Ting Oi Szeto
10340 Dennis Crescent
Richmond, B.C. - V7A 3R8
109. Tajdin Kassam
5586 Nuthatch Place
North Vancouver, B.C. - V7R 4R8
110. Willie Kwun
12 - 6588 Barnard Drive
Richmond, B.C. - V7C 5R8
111. Lizabegum Dhalla
10691 Bissett Drive
Richmond, B.C. - V7A 4K8
112. Mirak Investments (VCC) Ltd., Inc. No. 360454
268 Montroyal Boulevard
North Vancouver, B.C. - V7N 4E5
113. Gloria Jean Weston
1046 17th Street
West Vancouver, B.C. - V7V 3T9
114. Bradley Edward Tims
100 - 8500 Alexandra Road
Richmond, B.C. - V6X 1C4

115. Nurdin Tajdin Jesani
5586 Nuthatch Place
North Vancouver, B.C. - V7R 4R8

116. Naseem Jesani
5586 Nuthatch Place
North Vancouver, B.C. - V7R 4R8

Land Title Transfers Pending:

117. 528178 B.C. Ltd. Inc.
1547 Eagle Mountain Drive
Coquitlam, B.C. - V3E 2Z3

118. Paramjit Kaur
P.O. Box 2302
Squamish, B.C. - V0N 3G0

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