

TO: CITY MANAGER **DATE:** 2005 May 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 4814 MARINE DRIVE, BURNABY, B.C.
PARCEL A, D.L. 163, GROUP 1, N.W.D., REFERENCE PLAN 56057
PARCEL IDENTIFIER 002-789-779

PURPOSE: To recommend that Council declare the barn/farmhouse and greenhouse on the subject property to be in hazardous condition and order their demolition.

RECOMMENDATIONS:

1. **THAT** Council declare the barn/farmhouse and greenhouses identified in this report at 4814 Marine Drive (legally described as Parcel A, D.L. 163, Group 1, N.W.D., Reference Plan 56057, Parcel Identifier 002-789-779) to be in hazardous condition under Section 73 of the Community Charter.
2. **THAT** Council require the property owners of 4814 Marine Drive to demolish the buildings referred to in Recommendation #1 and remove all resultant debris from the subject property and the City lane allowance not later than 60 days after the notice referred to in Recommendation #3 is given to them.
3. **THAT** notice of this remedial action requirement and a copy of this report be given to the registered property owners, each holder of a registered charge in relation to this property, and any other person who is an occupier of that land pursuant to Section 77 of the Community Charter.
4. **THAT** Council direct that if the owners of the property at 4814 Marine Drive fail to demolish the buildings referred to in Recommendation #1 within 60 days of having being given notice, the City be authorized to complete the demolition and removal of the resultant debris and recover the costs incurred from the owners.

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REPORT

1.0 SUMMARY

An inspection of the subject property was performed by Building Department staff on 2005 May 04. The accessory buildings identified on the attached site plans as a barn/farmhouse and greenhouses are deemed by the Supervisor, Building Inspections to be in such derelict and hazardous condition as to require immediate demolition for the safety of farm workers.

2.0 BACKGROUND

At the request of Traffic Enforcement staff, Engineering and Building Department staff attended a 2005 May 03 joint inspection of the subject property.

A subsequent inspection by Building Department supervisory staff on 2005 May 04 determined the derelict farmhouse/barn and greenhouses located beside a City lane allowance on the west side of the property are in such hazardous condition that immediate demolition is recommended.

The east side of the barn/farmhouse has collapsed and the remainder of the structure is now in danger of collapsing onto the City lane allowance (Attachments #1 & #2). Rooms at the south end of the farmhouse appear to be currently used by farm workers (Attachment #3). The carport, constructed under permit in 1974, appears to be sound (Attachment #4). The derelict greenhouses have partially collapsed onto the City lane allowance. A heavy beam supporting a section of the greenhouse roof has been temporarily braced to provide a storage area for packing boxes below. Since the bracing could fail at any time, a hazardous situation exists for the farm workers entering to retrieve the boxes (Attachment #5).

The property owners were notified by letter dated 2005 May 12 that a demolition permit should immediately be obtained from the Building Department with the demolition work to proceed as quickly as possible thereafter.

The property owners were also informed that if the demolition of these derelict buildings is not completed within the time limit for compliance set in this report, the City, following Council's declaration that the buildings are hazardous, will demolish the buildings and remove all resultant debris from the property and the City lane allowance. Costs for this action would be at the expense of the property owner pursuant to Section 17 of the Charter.

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3.0 CONCLUSION

The property owners and each holder of a registered charge in relation to this property, and any other person who is an occupier of the land have been notified that the derelict buildings described in this report must be immediately removed.


Building Department staff will work with the property owners and any other person having an interest in the property to ensure the demolition of the derelict buildings is completed as soon as possible.

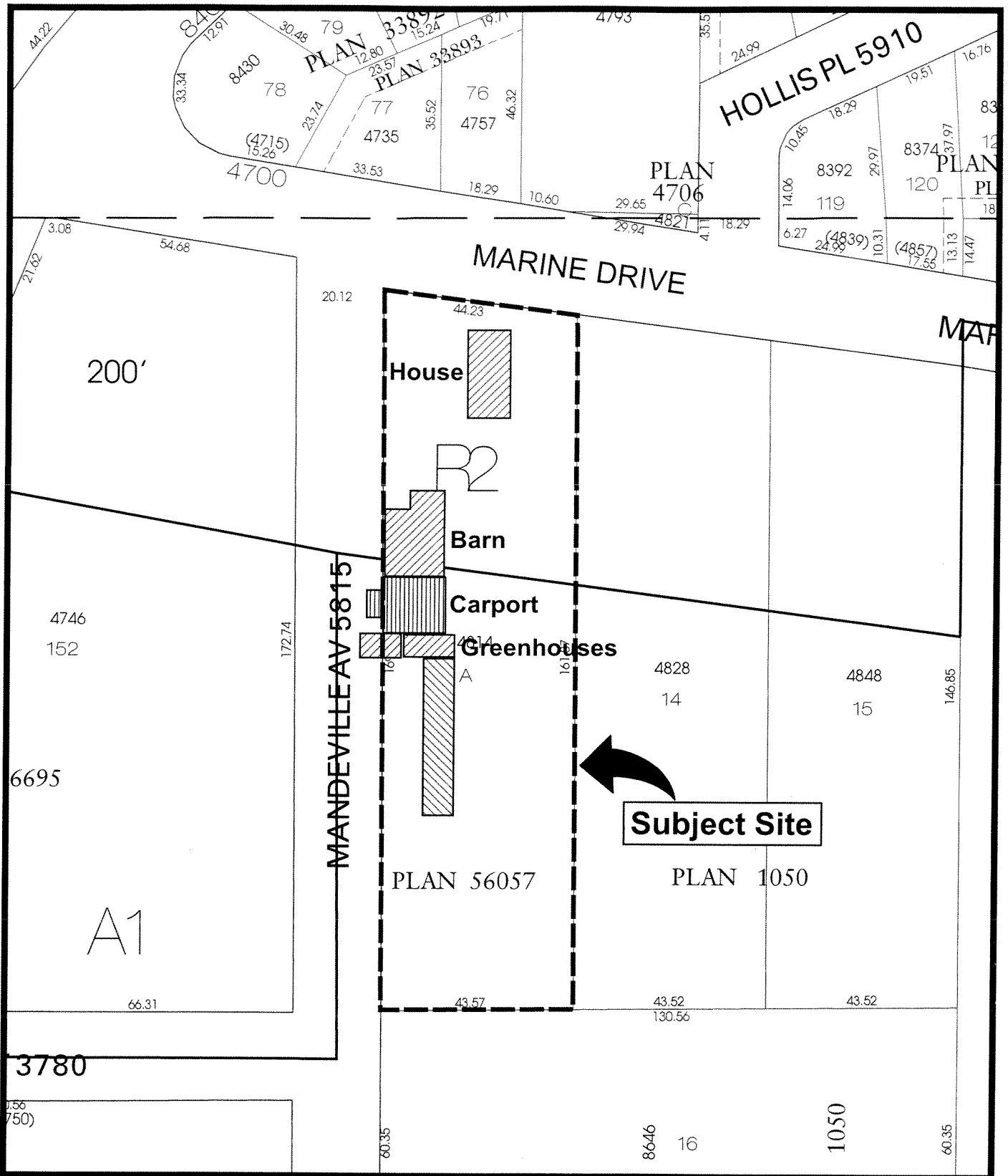
The declaration by Council that the farmhouse/barn and the greenhouses are hazardous and adoption of the other recommendations contained in this report will ensure the City can resolve this safety hazard by demolishing the buildings and removing the resultant debris if the property owners do not complete the work within the time limit for compliance.



J. S. Belhouse, DIRECTOR
PLANNING AND BUILDING

LP:jc
Attach.
p:\jonath\lpmarine4814report.doc


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




Date: 2005 May

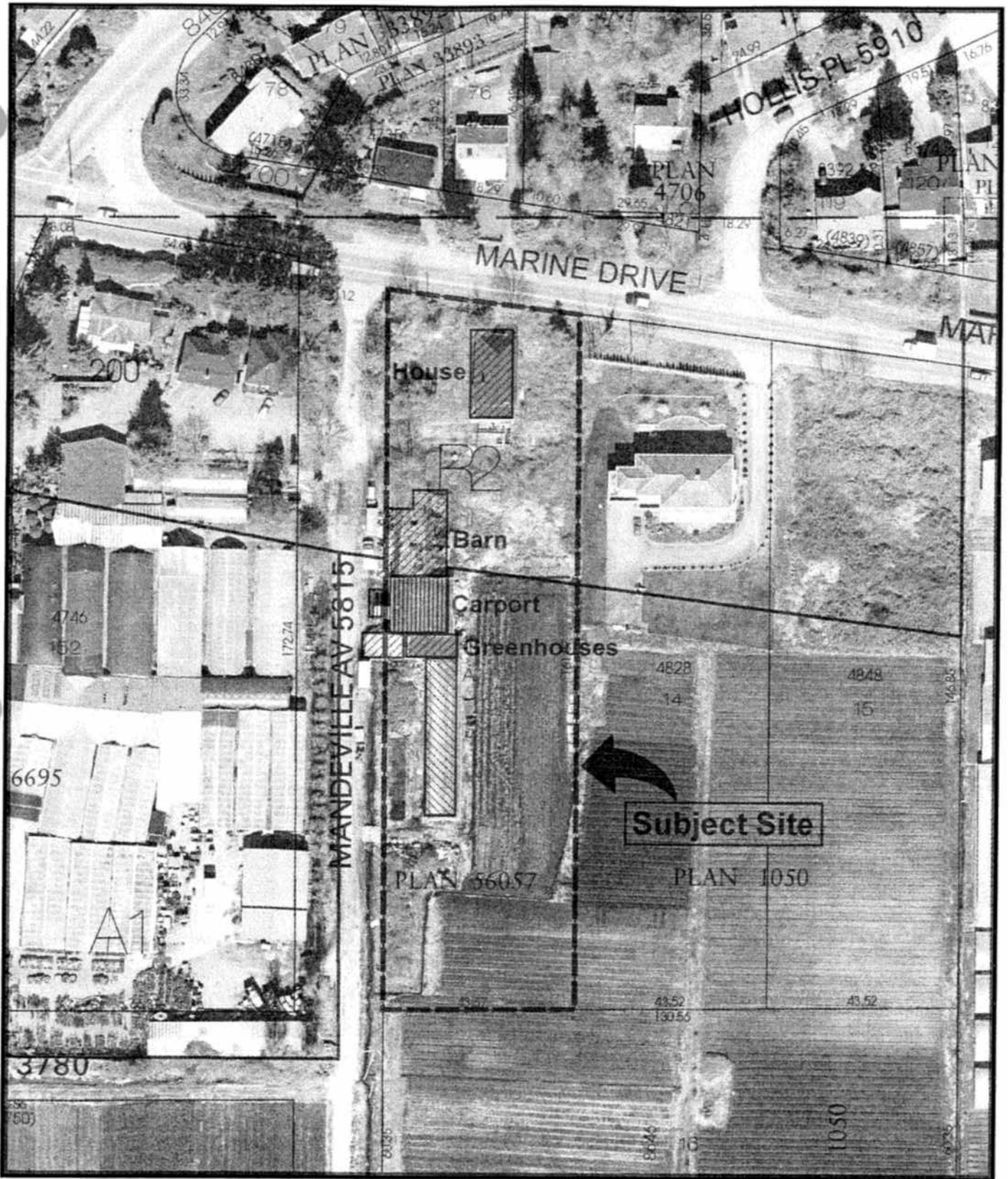
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Drawn By: D.W.D.


 City of Burnaby
 Planning & Building Dept.

4814 Marine Drive
 Parcel Identifier: 002-789-779
 Parcel "A" District Lot 163 Group 1 New Westminster District
 Reference Plan 56057

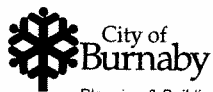

 North



Date: 2005 May

Scale: N.T.S.

Drawn By: D.W.D.



City of
Burnaby
Planning & Building Dept.

4814 Marine Drive

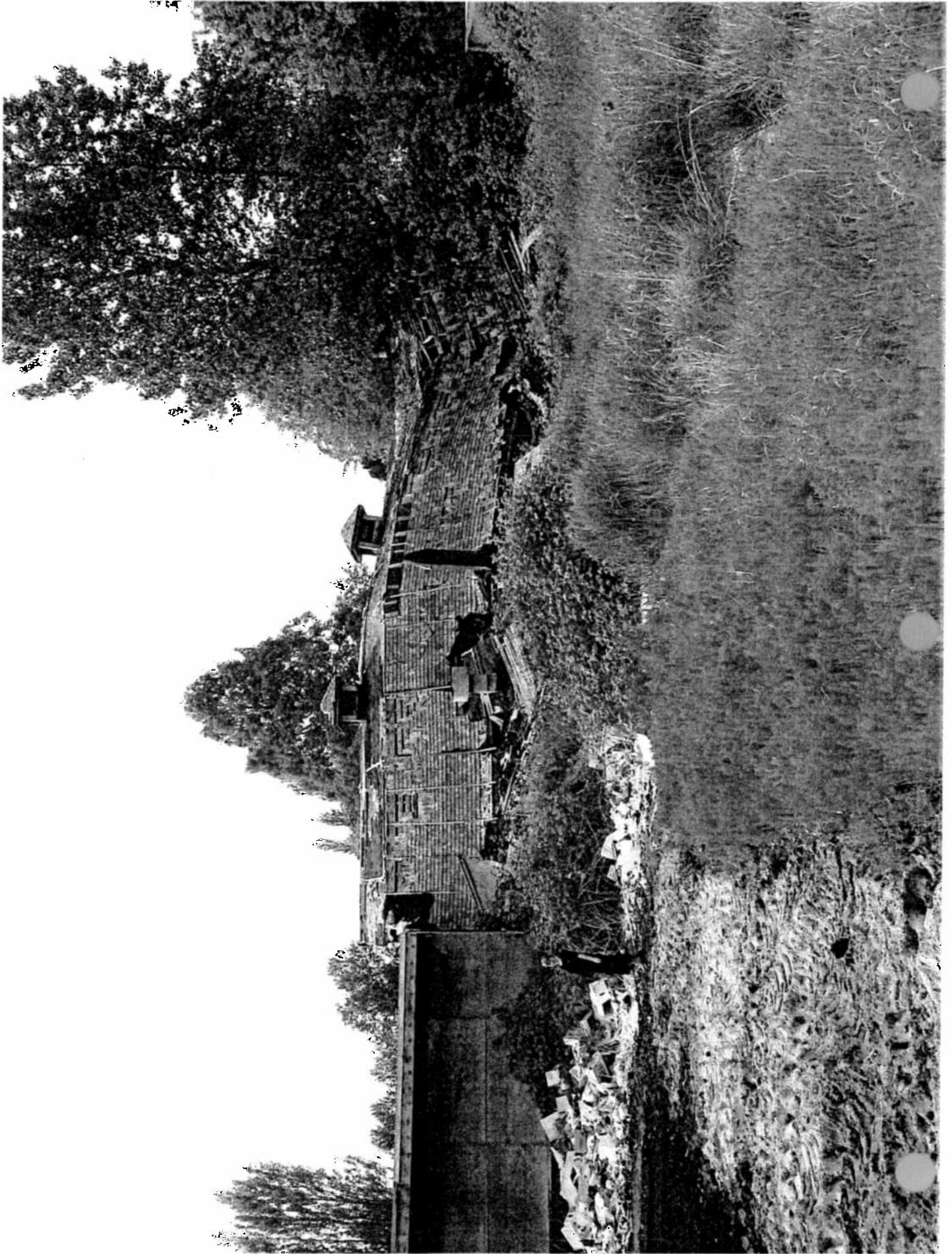
Parcel Identifier: 002-789-779

Parcel "A" District Lot 163 Group 1 New Westminster District
Reference Plan 56057



North

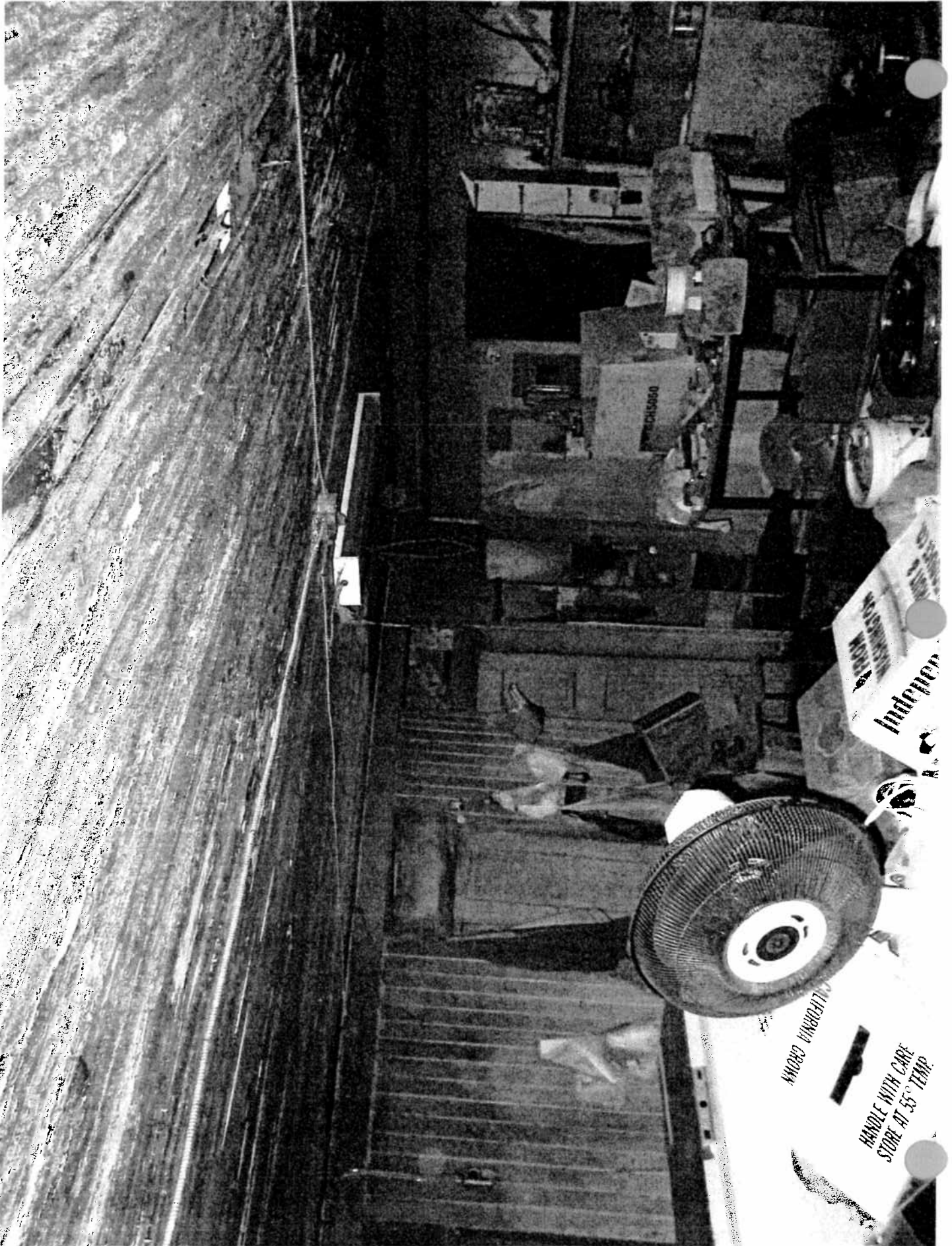
ATTACHMENT 1 - 4814 Marine Drive - "farmhouse/barn" and portion of "carport" from east side



ATTACHMENT 2 - 4814 Marine Drive - "farmhouse/barn" from east side



ATTACHMENT 3 - 4814 Marine Drive - "farmhouse/barn" interior



ATTACHMENT 4 - 4814 Marine Drive - "farmhouse/barn" a portion of "carport" from west side



