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**TO:** CITY MANAGER **DATE:** 2005 November 23

**FROM:** DIRECTOR PLANNING & BUILDING

**SUBJECT:** 7640 BOUNDARY ROAD, BURNABY, B.C.  
LOT 8, DL 175, PLAN 12205

**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 7640 Boundary Road, Burnaby, B.C. Lot 8, DL: 175, Plan 12205 has been made under Section 57 of the Community Charter, and
  - (b) Further information respecting the resolution may be inspected at the office of the City Clerk, City of Burnaby.
  
2. **THAT** a copy of this report is sent to the following owners:
  - (a) Raymond Lee  
7640 Boundary Road  
Burnaby, B.C. – V5S 3S4
  - (b) Sin Sook Lee  
7640 Boundary Road  
Burnaby, B.C. – V5S 3S4

To: City Manager  
From: Director Planning & Building  
Re: 7640  
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## REPORT

### 1. SUMMARY:

In 1999 the Building Department noted the unauthorized construction of a deck, addition, basement finishing and lean-to shed at the subject property. Since that time we have been attempting to have the owners bring their property into compliance with City Bylaws, but to date none of the required permits have been applied for, and the unauthorized construction has not been removed.

A Notice registered on Title will encourage the owners to comply with Building Department requirements to complete the work authorized under permit or remove the partially completed work, while protecting potential third party purchasers.

### 2.0 CONTRAVENTION OF BYLAWS:

The basement finishing, addition, deck and lean-to shed were constructed without Building Permits. This is in violation of the Burnaby Building Bylaw Number 11729 Section 7 (1). In addition, the owner is currently occupying the addition without a valid occupancy certificate. This is in violation of Burnaby Building Bylaw No. 11729 Section 7(3).


### 3.0 CONCLUSION:

The Building Department has provided the owners with ample opportunity to bring the property into compliance with City Bylaws. One of the owners, Raymond Lee, has indicated he is planning to place the property for sale. Staff recommends 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 owner to provide the opportunity to appear before Council to address this staff report.



J.S. Belhouse, DIRECTOR  
PLANNING & BUILDING

 JS:mdw  
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cc: Deputy City Manager  
City Solicitor  
City Clerk

# 7640 Boundary Rd

December 01, 2005



- Selected Features
- Strata Units
  - Skytrain Stations
  - Skytrain Lines
  - Addresses
  - Lot
  - Street Intersections
  - Ⓜ Traffic Signal
  - Speed Humps
  - Ⓜ Speed Humps
  - Roads
  - Private
  - Residential
  - Collector
  - Arterial
  - Freeway
  - Hydrology
  - Colour 2004
  - Parks
  - Parkland To Be Acquired
  - Parkland
  - Boundary

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Map Scale  
1 : 500

