
TO: CITY MANAGER **DATE:** 2006 June 12

FROM: DIRECTOR FINANCE

SUBJECT: UNSIGHTLY PROPERTY AT 5350 PARKER STREET

PURPOSE: To obtain Council authority for City staff or agents to enter the property at 5350 Parker Street and remove unsightly materials, house hold appliances, used building materials and various debris at the property owner's expense, in accordance with the Unsightly Premises Bylaw.

RECOMMENDATION:

1. **THAT** Council authorize City staff or agents to enter the property at 5350 Parker Street, to remove the accumulation of used building materials and other accumulations of rubbish and discarded materials referred to in this report that have created unsightly conditions, the costs of which will be charge to the property taxes if unpaid by December 31 of the year in which the expenses were incurred.

REPORT

On 2000 September 14, the Simon Fraser Health Authority referred a complaint to the City regarding the unsightly condition of a Residential District R2 zoned property located at 5350 Parker Street. City staff worked with the property owner until 2004 June 01 to have him bring the property into compliance with the Unsightly Premises Bylaw.

On 2005 December 06, the City received another unsightly premises complaint concerning the same property at 5350 Parker Street. A 2005 December 08 inspection confirmed the accumulation of unsightly materials, used building materials, yard waste, household appliances and various debris stored on the property.

Over the past five months staff attempted to work in conjunction with the property owners, Su Y. Luo & Re J. Luo, in order to achieve voluntary compliance. On 2005 December 13 the first letter was hand delivered to 5350 Parker Street requesting the owners' cooperation in cleaning the property and removing the used building materials, household appliances, yard waste and various debris.

A subsequent inspection on 2006 January 16 revealed that the property was not yet in compliance even though there had been a minor amount of progress in the appearance of the front yard. On 2006 January 20 a second letter was hand delivered to 5350 Parker Street requesting the owners cooperation in cleaning the property and removing the used building materials, household appliances, yard waste and various debris.

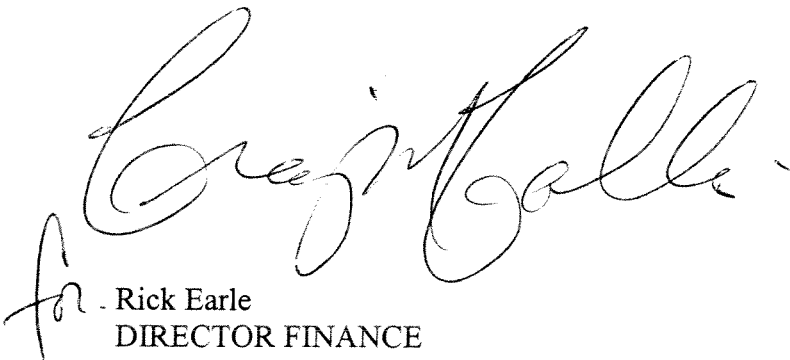
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Further re-inspections on 2006 February 21 and 2006 March 14 revealed a minor improvement in the appearance of the front yard. On 2006 March 23 staff contacted the property owner (Alan Luo) via telephone and with the assistance of a translator advised Mr. Luo that, if compliance was not achieved staff would seek Council authority to have City staff enter the property and clean it at his expense. On 2006 March 28 a third letter was hand delivered to 5350 Parker Street advising the property owners that, if compliance was not achieved by 2006 April 14, staff would seek Council authority to have City staff enter the property and clean it at his expense.

On 2006 April 13 and 2006 April 20 re-inspections of 5350 Parker confirmed the property was not yet in compliance even though there had been minimal progress by removal of a small portion of debris from the front driveway. Digital images taken on 2006 April 20 during a re-inspection have been provided for the information of Council (Attachment 1).

Staff considers this property a violation of the Burnaby Unsightly Premises Bylaw. Attempts to work with the property owners to achieve voluntary compliance have been unsuccessful. As a result, staff request Council approval to have City personnel enter the property to perform the necessary clean up and disposal of discarded materials and debris at the expense of the property owner. An estimate for clean up and removal of the discarded items on site is approximately \$940.00

Under the provisions of the Burnaby Unsightly Premises Bylaw No. 5533, Council may authorize the municipality by its workmen and others to enter upon the said real property and effect such removal at the expense of the person so defaulting and the charges for so doing, if unpaid on the 31st day of December in any year, shall be added to and form part of the taxes payable in respect of that real property as taxes in arrear.



for Rick Earle
DIRECTOR FINANCE

GF:ae

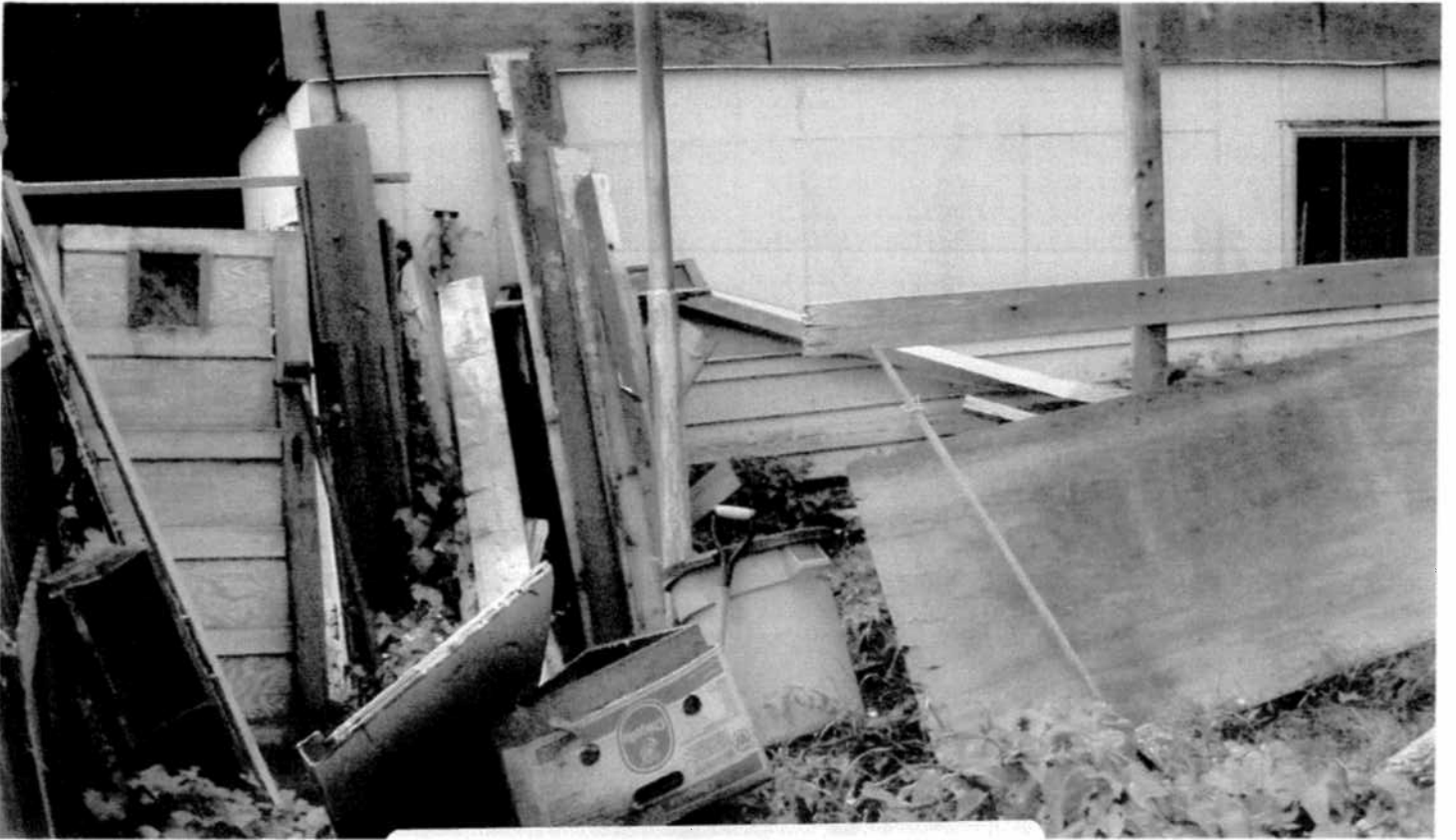
Attachment

Item 6, MR, 2006
June



5350 PARKER STREET - Front
Photos Taken 2006 June 09





5350 PARKER STREET - Rear
Photos Taken 2006 June 09





5350 PARKER STREET – Rear
Photos Taken 2006 June 09





5350 PARKER STREET - Rear
Photos Taken 2006 June 09

