
TO: CITY MANAGER **DATE:** 2008 January 24
FROM: DIRECTOR FINANCE **FILE:** RFS06-02627
SUBJECT: UNSIGHTLY PREMISES - 6876 ROYAL OAK AVENUE
PURPOSE: To obtain Council authority for City staff or agents to enter the property at 6876 Royal Oak Avenue and remove unsightly materials 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 6876 Royal Oak Avenue to remove approximately fifty used tires, used building materials, and other accumulation of rubbish and discarded materials as well as brush and weed overgrowth referred to in this report that have created unsightly conditions, the cost of which will be applied to the property taxes if unpaid by December 31 of the year in which the expenses were incurred.

REPORT

On 2006 December 07, the Licence Office received an unsightly premises complaint concerning a Special Industrial District M4 zoned property located at 6876 Royal Oak Avenue. A 2006 December 08 site inspection confirmed an accumulation of used tires and other debris stored on the property as well as blackberry and other vegetation overgrowth contrary to the Unsightly Premises Bylaw.

The property in question is vacant and there are no buildings on the lot. Compliance letters have been sent to the property owner Coastview Construction Ltd. and the director of this company, John Rogic, on 2006 December 12, 2007 January 19, 2007 July 27, and 2007 December 12. In addition, several phone calls have been made to John Rogic owner in an attempt to achieve voluntary bylaw compliance.

As the property is vacant, it appears to be being used as a dump site and has been getting worse since the initial site inspection. In addition to the vegetation overgrowth, there is currently a pile of approximately fifty used tires, numerous pieces of laminate flooring, carpet, carpet underlay, and other building materials, household garbage, wooden pallets, a seat from a car and other car parts, a chair, a couch, and other miscellaneous debris on the property. Images of the property taken on 2007 January 30 are attached for the information of council.

To: City Manager
From: Director Finance
Re: UNSIGHTLY PREMISES - 6876 ROYAL OAK AVENUE
2008 January 24..... Page 2

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 \$2,500.00.

Under the provisions of the Burnaby Unsightly Premises Bylaw No. 5533, Council may authorize the City of Burnaby, by its employees or other persons, at reasonable times and in a reasonable manner, to enter on the 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.



Rick Earle
DIRECTOR FINANCE

BT:sk



2008 January 30



2007 December 03



2007 December 03



2007 December 03