
TO: CITY MANAGER **DATE:** 2009 June 09
FROM: DIRECTOR FINANCE **FILE:** RFS07-01685
SUBJECT: UNSIGHTLY PROPERTY AT 7521 FOURTEENTH AVENUE
PURPOSE: To obtain Council authority for City staff or agents to enter the property at 7521 Fourteenth Avenue to remove unsightly materials and overgrowth at the property owner's expense, in accordance with the Burnaby Unsightly Premises Bylaw.

RECOMMENDATION:

1. **THAT** Council authorize City staff or agents to enter the property at 7521 Fourteenth Avenue, to remove and dispose of the accumulation of rubbish, discarded materials and overgrowth referred to in this report that have created unsightly conditions, the costs of which will be charged to the property taxes if unpaid by December 31 of the year in which the expenses were incurred.

REPORT

The residential property at 7521 Fourteenth Avenue is owned by Doonger S. Bhullar and Baljit S. Dosanjh and is improved with a single family dwelling that has been vacant since the Licence Office was first made aware of the property in 2006. From 2007 May through to 2007 July, the Licence Office received five similar complaints concerning the unsightly state of the property.

The property had been the subject of four prior complaints received in 2006 and early 2007. These complaints were resolved in 2007 February. Since receipt of the current complaints, the grass has been cut on occasion or portions of the unsightly materials have been removed. At no time has sufficient action been undertaken to bring the entirety of the property into compliance.

Inspections by staff confirmed accumulations of unsightly materials on the property, with the chief complaint being uncut grass. Items observed on the property have included: a shopping cart, food wrappers, fallen down fence boards, pieces of broken furniture, clothing, cardboard, chunks of concrete, TV's, and tree limbs contrary to the Burnaby Unsightly Premises Bylaw.

To: City Manager
From: Director Finance
Re: UNSIGHTLY PROPERTY AT 7521 FOURTEENTH AVENUE

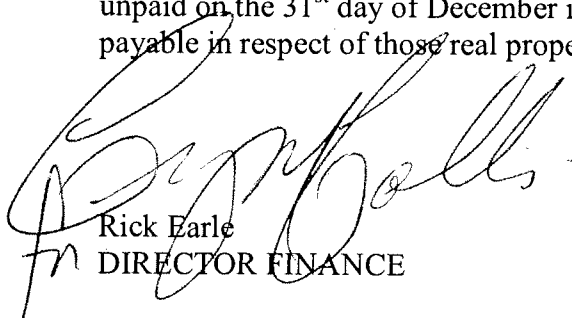
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Staff have attempted to work with one of the property owners, Mr. Bhullar, to achieve voluntary compliance with the Unsightly Premises Bylaw. Compliance letters were forwarded on 2007 October 16, on 2008 July 14 and on 2009 June 03. Telephone conversations with Mr. Bhullar concerning a firm date for a clean-up of the property remained inconclusive. Mr. Bhullar has promised to demolish the single family dwelling, but twice failed to respond to staff requests to meet concerning the proposed demolition timelines.

Despite efforts by staff to achieve voluntary compliance with the Bylaw the property remains in an unsightly state. The inaction of the property owners, coupled with the five original complaints and four additional complaints generated in the last two years, has lead to the recommendations contained in this report. Images of the properties taken on 2009 June 09, are attached (**Attachment 1**) for the information of Council.

As a result of the continued bylaw violations, staff request Council approval to have City personnel or agents enter the property to perform the necessary clean up, removal and disposal of discarded materials, debris and overgrowth contributing to unsightly conditions, at the expense of the property owner. An estimate provided by Engineering Department staff for clean up, removal and disposal of the discarded items and overgrowth located on the property at 7521 Fourteenth Avenue is \$1,900.00.

Under the provisions of the Burnaby Unsightly Premises Bylaw No. 5533, Council may authorize the municipality by its workmen or others to enter upon the said real property and effect such removal at the expense of the persons 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 those real properties as taxes in arrear.



fn Rick Earle
DIRECTOR FINANCE

RG:mam

Attachments

Copied to: Director Engineering

Attachment 1

