
TO: CITY MANAGER **DATE:** 2012 February 29

FROM: DIRECTOR FINANCE

SUBJECT: UNSIGHTLY PROPERTIES AT 5420 AND 5484 CANADA WAY

PURPOSE: To obtain Council authority for City staff or agents to enter the properties at 5420 and 5484 Canada Way 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 properties located at 5420 and 5484 Canada Way, both of which are owned by 0910059 BC Ltd, to remove and dispose of the accumulation of rubbish and discarded materials referred to in this report.

REPORT

On 2011 December 14, the Licence Office received a complaint about 5484 Canada Way concerning the unsightly state of the property. The property is currently zoned residential (Residential District R4) and is owned by 0910059 BC Ltd. An initial inspection on 2011 December 16 confirmed an accumulation of unsightly materials on the property including; mattresses, bags of garbage, newspapers, tarpaulins, buckets, a toilet, a wooden cabinet, sofa, window screen, cardboard, pillows, paint cans, carpet underlay, plastic plant pots, laundry basket and various other debris, contrary to the Unsightly Premises Bylaw.

On 2012 January 05 the Licence Office received another unsightly premises complaint concerning a residential zoned (Residential District R4) property located at 5420 Canada Way, also owned by 0910059 BC Ltd. An initial inspection of that property on 2012 January 10 confirmed a substantial accumulation of unsightly materials including; automobile bumpers, tires, broken furniture, building materials, bags of household garbage and other various debris, contrary to the Unsightly Premises Bylaw.

Since receiving the initial complaint staff have attempted to work with the property owner in order to achieve voluntary compliance with the Unsightly Premises Bylaw. Compliance letters in regard to 5484 Canada Way have been mailed to the owner on 2011 December 19 and hand delivered on 2012 January 12. Regarding 5420 Canada Way, a letter was mailed on 2012 January 11 to the property owner, requesting their voluntary compliance with the Unsightly Premises Bylaw. Staff also telephoned the Company Director on 2012 Feb 13, and were assured that the properties would be cleaned up within a few days.

To: City Manager
From: Director Finance
Re: Unsightly premise at 5420 and 5484 Canada Way
2012 February 29..... Page 2

Another inspection of the property on 2012 February 29 confirmed the equipment had been moved on to the property but no action has been taken to remove the debris.

Despite efforts by staff to achieve voluntary compliance with the Bylaw, the properties remain unsightly and additional debris has been accumulating. Both properties are vacant and are awaiting subdivision approval.

As a result of the continued, significant bylaw violations, staff request Council approval to have City personnel or agents enter both properties to perform the necessary clean up, removal and disposal of discarded materials and debris contributing to unsightly conditions at the expense of the property owners.

The estimate for clean up, removal and disposal of the discarded items on the property at 5420 Canada Way is approximately \$ 2,000.00. The estimate for clean up, removal and disposal of the discarded items on the property at 5484 Canada Way is approximately \$2,000.00.

Photographs of the two properties, taken 2012 February 14 are attached (*attachment 1 and attachment 2*).

Under the provisions of the Burnaby Unsightly Premises Bylaw, No.5533, Council may authorize the City by its workmen and others to enter upon the 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 of the year in which the expenses were incurred, shall be added to and form part of the taxes payable in respect of that real property as taxes in arrear.

Denise Jorgenson,
DIRECTOR FINANCE

GF/CH:ml

cc: Director Engineering
Director Planning and Building