



Item
Meeting 2014 Apr 28

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2014 April 22
FROM: DIRECTOR FINANCE **FILE:** 4800-20
SUBJECT: UNSIGHTLY PREMISE AT 7647 WILLARD STREET
PURPOSE: To obtain Council authority to have City staff and/or agents enter onto the property at 7647 Willard Street in order to bring the property into compliance with the Burnaby Unsightly Premises Bylaw, No. 5533.

RECOMMENDATION:

1. **THAT** Council authorize City staff and/or agents to enter the property at 7647 Willard Street to remove and dispose of all materials and debris contributing to the unsightliness of the property at the expense of the property owner.

REPORT

The property located at 7647 Willard Street is owned by Globe Foundry Limited. Globe Foundry held a business licence as a “Manufacturer – General” to operate a foundry at that location since 1950 and remained active on the site until late in 2011. On 2012 May 10, Globe Foundry’s business licence account was closed as a result of nonpayment for their 2012 business licence.

Since 2013 November 13 the Licence Office has received five complaints from the public regarding the unsightliness of the property. Repeated site visits by staff confirmed that the property is in violation of the Burnaby Unsightly Premises Bylaw and the situation is worsening with additional dumping taking place on the now vacant site.

In addition the Burnaby Fire Department has also been called to the property on three separate occasions: 2013 May 26, 2013 September 24 and 2014 January 04. The 2013 May 26 call was in response to two people found unconscious likely resulting from the use of a gas heater in a confined construction type trailer. The other two calls were both in response to fires on the property. The most recent fire on 2014 January 04, resulted in severe damage to the buildings and greatly contributed to the existing unsightliness of the property.

Since receiving the original complaint staff have been unsuccessful in their attempts to make contact with the property owners or any other persons responsible for Globe Foundry. In an effort to make contact, staff obtained a Company Summary for Globe Foundry from the BC Registry Service on 2013 November 29 that listed the company directors and their addresses.

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Letters sent to the directors of Globe Foundry Limited requesting they take action on the property have not resulted in any improvements to the site. Most recently, registered letters were sent to the company directors on 2014 March 25, that required the property be brought into bylaw compliance before 2014 April 16. Similar to the previous correspondence, the registered letters failed to encourage voluntary compliance and the property remains in violation of the Burnaby Unsightly Premises Bylaw. A map showing the location of the property and an aerial view picture can be found in Attachment 1. Attachment 2 provides staff photos of the property taken on 2014 March 13.

Under the provisions of the Burnaby Unsightly Premises Bylaw, No. 5533, Council may authorize the City by its workmen and others to enter the real property and effect such removal at the expense of the person so defaulting. If the charges for this work remain unpaid on 2014 December 31 the expenses incurred, shall be added to and form part of the taxes payable, in respect of that real property as taxes in arrears.

Recommendation

It is recommended that Council authorize City staff and/or agents to enter the property at 7647 Willard Street to remove and dispose of all materials, and debris contributing to the unsightliness of the property, at the expense of the property owner.



Denise Jorgenson
DIRECTOR FINANCE

DJ:DL:CH /ew

Attachments: Attachment 1 – Lot/aerial map view of 7647 Willard Street property
Attachment 2 – Staff photos of 7647 Willard Street property

Copied to: City Solicitor
Director Engineering
Chief Licence Inspector
Fire Chief

Globe Foundry Limited
7647 Willard Street, Burnaby, BC V3N 2W2



