



Item
Meeting2016 January 18

COUNCIL REPORT

TO: CITY MANAGER DATE: 2015 NOVEMBER 24
FROM: DIRECTOR PLANNING AND BUILDING FILE: 43000 40
SUBJECT: 7917 MEADOWOOD DRIVE, BURNABY, BC
LOT 183, DL 142, PLAN NWP 63855
PURPOSE: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

RECOMMENDATIONS:

- 1) THAT Council direct the City Clerk to file a Notice in the Land Title Office against title to the subject property stating that:
 - a) A resolution relating to the land has been made under Section 57 of the Community Charter; and,
 - b) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
- 2) THAT a copy of this report be sent to the registered owner:

Jia Q. Liang
7917 Meadowood Drive
Burnaby, BC V5A 4C1

REPORT

1.0 BACKGROUND

On 2015 September 03, the Building Department sent a letter to the owner requesting access to inspect the subject premises (see *attached* sketch) in response to multiple complaints alleging the construction of five (5) unauthorized residential suites in the existing single family dwelling listed for sale. Multiple phone messages were also left with the owner's realtor to contact the City regarding required access to the premises for the initial inspection.

On 2015 September 28 and 2015 October 20, Building Department staff issued Bylaw Violation Notices in the amount of \$200 and \$500 as no action was taken by the owner to provide access to the premises for the required inspection.

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Following issuance of the Bylaw Violation Notices, a number of prior and subsequent letters and telephone calls to the owner and the owner's agent, the owner provided access for an inspection conducted on 2015 November 18.

The inspection of the subject premises was undertaken by the Building Department staff. Inspection staff observed several instances of unauthorized construction at the subject premises. Unauthorized construction to the principal building consists of major interior alterations to all floors.

On 2015 November 24, Building Department staff sent a letter to the property owner listing the requirements to bring the premises into compliance with City Bylaws, requiring a building permit application by 2016 January 25.

2.0 CONTRAVENTIONS OF BYLAWS

The property is in contravention of the following Burnaby Building, Plumbing, Gas and Electrical Bylaws:

- Section 7(1) of the Burnaby Building Bylaw No. 11728 – Construction without permit.
- Section 4(1) of the Burnaby Plumbing Bylaw No. 11148 – Constructing, installing, commencing or carrying out work without permit.
- Section 19 of the Burnaby Electrical Bylaw No. 6494 – Constructing, altering or repairing without permit.
- Section 7 of the Burnaby Gas Bylaw No. 7288 – Installing or altering without permit.


3.0 CONCLUSION

Building Department staff recommend the filing of a Notice in the Land Title Office pursuant to Section 57 of the Community Charter to advise potential purchasers of the outstanding bylaw contraventions noted at this property.

Building Department staff will continue to work with the property owner towards resolving this matter and will pursue legal action, if necessary, in order to ensure compliance with City bylaws.

The use of Section 57 of the Community Charter to file Notices in Land Titles Office is consistent with the Housing Committee Report adopted by Council on 1992 September 28.

The City Clerk, in keeping with 57(2) of the Community Charter, has provided the property owner with the notice of this report and with the opportunity to appear before Council.

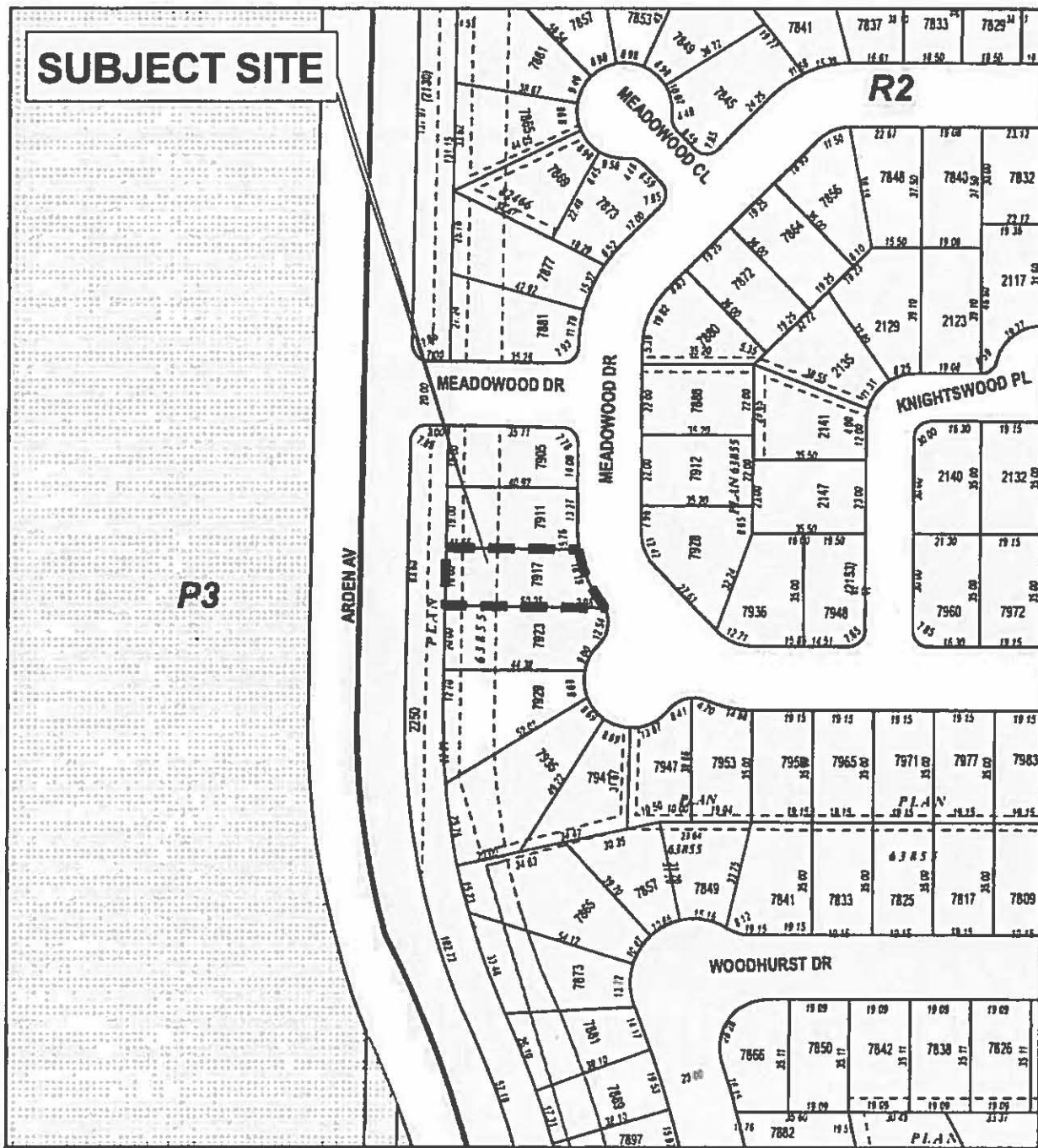

 Lou Pelletier, Director
 PLANNING AND BUILDING

LH:ap

Attachment

cc: Director Finance – (Attn: D. Letkeman) Chief Building Inspector
 City Solicitor City Clerk

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SUBJECT SITE

R2

P3



PLANNING & BUILDING DEPARTMENT

N

DATE:
NOV 25 2015

SCALE:
1:2,000

DRAWN BY:
AY

7917 MEADOWOOD DRIVE



Subject Site

Sketch #1