



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: September 27, 2006  
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VanRIMS No.: 11-4400-10  
Meeting Date: October 19, 2006

TO: Standing Committee on Planning and Environment

FROM: City Building Inspector

SUBJECT: 5625 - 5699 Senlac Street and 5628 - 5698 Wessex Street - Warning to Prospective Purchasers

#### RECOMMENDATION

THAT the City Clerk be directed to file a 336D Notice against the title to 14 of the strata units in this building as set out in Appendix A attached, in order to warn prospective purchasers that these particular units (13) were used as illegal marijuana grow operations and that (1) unit was used as an illegal clandestine lab and that there are contraventions of the Vancouver Building and Electrical By-laws related to these unauthorized uses.

#### GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

#### COUNCIL POLICY

Section 336D of the Vancouver Charter provides a mechanism whereby the City of Vancouver can warn prospective purchasers of contraventions of City By-laws relating to land or a building or structure. It provides that if the City Building Inspector observes a condition that he considers to be a contravention of a By-law relating to the construction or safety of buildings; or as a result of that condition, a building or structure is unsafe or unlikely to be usable for its expected purpose; or is of a nature that a purchaser, unaware of the contravention, would suffer a significant loss or expense if the By-law were enforced against him, he may recommend to City Council that a resolution be considered directing the City Clerk to file a notice against the Title to the property in the Land Title Office.

## PURPOSE

The purpose of this report is to request approval to file a 336D warning notice against the title to each strata unit (13) in this building that has been used as a marijuana grow operation and to the (1) unit that was used as a clandestine lab, to warn prospective purchasers of By-law violations.

## BACKGROUND

This is a four storey multiple dwelling (strata building) containing 28 dwelling units. The building was constructed and received final inspection approval in January of 2001.

## DISCUSSION

In September of 2005, #212 (Strata Lot 25) was closed by the Vancouver Police Drug Squad and City Inspectors because it was being used for the manufacturing of Ecstasy. The suite contained a number of chemicals and equipment used for the production of Ecstasy. Following the closure, at the City's direction, the owner of the suite retained the services of an Environmental Consultant who provided a report to the City confirming that all contaminants in the suite had been removed. However, the owner failed to obtain the required Special Inspection permit and has not been granted permission to reoccupy the suite.

In September of this year, the Vancouver Police Drug Squad and City Inspectors (Growbusters Team) closed 13 additional suites in the building because they were being used as illegal marijuana grow operations. A list of the affected suites and strata unit numbers is attached in Appendix A. It was reported that there were approximately 3700 plants seized in the bust. The power and gas to the units was disconnected and orders have been sent to the individual property owners requiring Environmental Consultant reports (due to possible mould contamination) and Special Inspections of the units. To date, there has been no response to the City's actions from the strata owners. Notice of Meeting (and a copy of this report) will be sent to all 28 strata unit owners (including those owners of units that were not affected by the bust), to advise them of the current situation with the building and that this report is to be presented to Council with respect to the 14 units that are in violation of the by-laws.

## CONCLUSION

There are 28 individual units in this building, 13 of which have been closed as grow operations and 1 as a clandestine lab. Several of the owners of these units own other units in the building. It is therefore recommended that a 336D warning notice be filed against the title to the 14 units that were closed (as outlined in Appendix A). This action will provide a warning to any prospective purchaser that there are violations of the Vancouver Building and Electrical By-laws and potential mould contamination in these particular strata units resulting from the grow operations.

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ADDRESS OF BUILDING:

5625 SENLAC STREET (UNITS #202 - #216), 5633, 5655, 5663,5665,5677 AND 5699 SENLAC STREET; 5628,5638,5648,5668,5678,5688 AND 5698 WESSEX STREET; STRATA LOTS 1 - 28, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER DISTRICT, STRATA PLAN LMS 3991.

ILLEGAL GROW-OPS FOUND IN THE FOLLOWING STRATA UNITS IN SEPTEMBER, 2006:

<u>STRATA LOT #</u>	<u>PID #</u>	<u>UNIT #</u>
3	024-593-109	5678 WESSEX
4	024-593-117	5668 WESSEX
5	024-593-125	5648 WESSEX
9	024-593-168	5655 SENLAC
10	024-593-176	5663 SENLAC
11	024-593-184	5665 SENLAC

5625 SENLAC STREET:

15	024-593-222	#202
16	024-593-231	#203
17	024-593-249	#204
18	024-593-257	#205
19	024-593-265	#206
20	024-593-273	#207
23	024-593-303	#210

CLANDESTINE (ECSTASY) LAB FOUND IN SEPTEMBER 2005:

25	024-593-320	#212
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