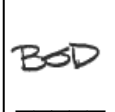
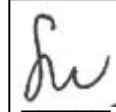


AGENDA INFORMATION	
☒ Special Meeting	Date: September 8, 2026
☐ Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO (Acting)
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The District of North Vancouver REPORT TO COUNCIL

August 20, 2026
File: CODE2025-01379

AUTHOR: Carol Walker, Chief Bylaw Officer

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd

RECOMMENDATION:

That Council resolve that:

1. Pursuant to Section 74 of the *Community Charter*, Council considers that the abandoned and unsecured house, dilapidated sheds, graffiti, accumulated discarded and strewn garbage, overgrown or dead vegetation, and broken fencing on the property at 4418 Cove Cliff Rd, legally described as:

PID: 012-216-615
LOT 22 BLOCK 12 DISTRICT LOT 543 PLAN 3766
(the "Property")

are so dilapidated and unclean as to be offensive to the community and Council therefore declares that the abandoned and unsecured house, dilapidated sheds, graffiti and the accumulated discarded and strewn garbage, and overgrown or dead vegetation and broken fencing as shown in the photographs attached as **Attachment 1** to the Council Report prepared by the Chief Bylaw Officer and dated August 20, 2026 (collectively the "Accumulated Debris or Materials") constitute a nuisance.

2. Pursuant to section 72(2)(b) of the *Community Charter*, Council orders that 1508249 BC Ltd., Director Hao Liu, the registered owner of the Property (the "Owner"), must:
 - (a) submit to the District a complete application for a demolition permit by **October 6, 2026**; and
 - (b) demolish and remove the abandoned and unsecured house, the dilapidated sheds and the Accumulated Debris or Materials from the Property and leave the

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

Property in a neat and tidy condition by **December 1, 2026** to the satisfaction of the Chief Bylaw Officer, which work will include:

- (a) Demolishing the house and removing all house demolition materials from the Property;
- (b) Removing all strewn garbage, including, but not limited to, broken glass, light bulbs, rubbish, discarded items;
- (c) Removing old asphalt of the abandoned tennis court;
- (d) Removing the dilapidated metal shed on the east side of the house;
- (e) Demolishing and removing the wooden shed on the northwest corner of the Property and which is encroaching on adjacent District property;
- (f) Demolishing and removing the wooden fence on the perimeter of the Property;
- (g) Removing the fence encroaching on the adjacent District property on the north side of the Property; and
- (h) Removing overgrown and dead vegetation and leaving the Property level, neat and tidy.

(collectively, the "Remedial Action Requirement")

3. In the event that the Owner fails to fully comply with the Remedial Action Requirement by the dates stipulated:
 - (a) the District, by its staff, agents and contractors, may enter onto the Property and take all the necessary actions to fulfil the Remedial Action Requirement at the expense of the Owner in accordance with section 17 of the *Community Charter*; and
 - (b) the costs of such actions shall be a debt owed to The Corporation of the District of North Vancouver which, if unpaid at the end of the calendar year, will be added to the property taxes for the Property for the next calendar year, pursuant to s. 258 of the *Community Charter*.

REASON FOR REPORT:

To recommend that Council declare that the vacant and dilapidated house, Accumulated Debris or Materials and accessory buildings on the Property constitute a nuisance and to request that Council impose the Remedial Action Requirement.

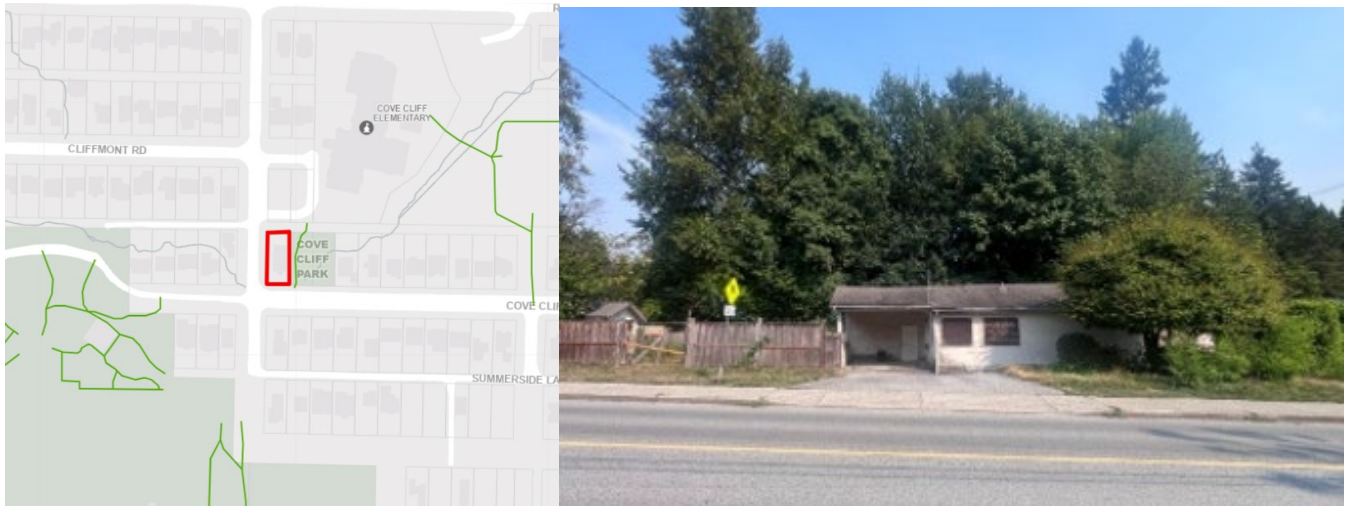
SUMMARY:

The Owner of the Property at 4418 Cove Cliff Road has allowed the Property to become and remain in a dilapidated and unclean condition since taking over ownership of the Property on January 15, 2025, which is offensive to the community. The house has been documented by District staff as vacant since at least 2014 and has been attracting complaints over many years. Due to the ongoing abandoned nature of the Property, the Property attracts attention and is subject to repeated break-ins and numerous reports to bylaw and police. Despite staff's best efforts, the Owner has not been largely responsive to mitigating and preventing ongoing nuisances. There remains an unsecured entry point into the abandoned and unsecured house.

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

The Property also remains unsightly with Accumulated Debris or Materials, gaps in fencing, graffiti, and a fence and wooden shed encroachment. The Property is next to Cove Cliff Elementary School and a nearby trail through Cove Cliff Park. Staff have required that the Owner secure and clean the Property, but the Owner has failed to do so despite extensive efforts and staff resources. The Property falls short of reasonable community standards and is considered offensive to the community and constitutes a nuisance.

The Property (shown below outlined in red) is located near Cove Cliff Elementary School and Cove Cliff Park.



BACKGROUND:

Following the transfer of ownership of the Property on January 15, 2025, the District received a complaint on April 20, 2025, and inspected the Property on April 22, 2025. The Owner failed to comply with multiple requests to clean up the Property. The Owner was contacted by phone on July 13, 2025, and subsequently completed some cleanup. However, despite follow-up communications and compliance letters requiring actions required to bring the Property into compliance, the Owner has largely not responded. Bylaw inspections and enforcement continued as the Property remained out of compliance.

On October 21, 2025, a follow-up inspection identified signs of an attempted break-in, with additional damage and holes to the front entrance door. By October 28, 2025, further damage and larger holes were observed, leaving the front entrance unsecured. The Owner was directed to board up and secure the access.

Due to ongoing break-ins and an unresponsive Property Owner, on February 24, 2026, the District sent the Owner a letter to bring the Property into compliance with the Nuisance Abatement Bylaw to avoid the future consideration of a Remedial Action Requirement (**Attachment 2**). The Owner showed some progress by boarding up the unsecured entry point (the carport door) and trimming some overgrown grass but failed to bring the Property into full compliance and continues to fail to proactively monitor and respond to ongoing nuisances on the Property.

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

The Property has deteriorated again as shown in the photographs from August 2026 in **Attachment 1** with accumulated building materials, rubbish in the back and side yards, in the carport and on the front porch. Numerous graffiti remains on the exterior walls of the Property, with overgrown vegetation, and unsecured carport door, leaving the Property accessible to unauthorized entry.

Staff have made every attempt to obtain compliance over many years. The current Owner has made minimal efforts in this regard to monitor and mitigate neighbourhood nuisances and an unsecured entry point in the carport door and the accumulation of unsightly materials, growths, graffiti. Letters to comply have been disregarded. Issued tickets were ineffective to prompt compliance. A total of 48 Bylaw Notices have been issued to the Owner, none of which have been disputed or paid.

Requirement to maintain a property.

It is a property owner's responsibility to monitor and maintain a property even if the owner does not live in the property. While there was initial attention to the Property, there have been large gaps and a seeming abandonment of responsibilities to monitor and maintain the Property to prevent nuisances and in keeping with a residential use.

Despite repeated communication, inspections and enforcement, the Owner's response has been intermittent, and compliance has not been sustained. Although some corrective work was completed at various times, recurring nuisance and security concerns remained, including unsecured entry points, graffiti, discarded materials, damaged fencing and overgrown vegetation.

Reports to the RCMP:

The RCMP received six reports concerning the Property between April 2025 and August 2026 relating to insecure premises and suspicious activity. Reports included unauthorized entry by teenagers and children, and RCMP attendance confirmed that the Property remained accessible through an unsecured carport door.

EXISTING POLICY:

A Municipal council has the authority to impose a remedial action requirement with respect to declared nuisances under section 72 of the *Community Charter*.

ANALYSIS:

The documented history demonstrates that repeated communication, compliance letters and ticket enforcement have not resulted in sustained compliance. On February 24, 2026, a Bylaw Officer advised the Owner in writing that failure to bring the Property into compliance could result in a recommendation to Council for a Remedial Action Requirement at the Owner's expense. Although some corrective work followed, the Property was not brought into full compliance and nuisance and security concerns subsequently recurred. Given the vacant and repeatedly unsecured condition of the Property, the history of unauthorized entry, and its proximity to Cove Cliff Elementary School and Cove Cliff Park, staff consider a Remedial Action Requirement necessary to secure the Property and address the outstanding nuisance conditions.

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

Options:

1. Impose the Remedial Action Requirement on the Owner and direct that if the Remedial Action Requirements are not fulfilled by the applicable compliance deadline, District staff must bring the Property into compliance at the expense of the Owner (staff recommendation).
2. Provide direction to staff on alternative action.
3. Take no action at this time.

Respectfully submitted,



For
Carol Walker
Chief Bylaw Officer

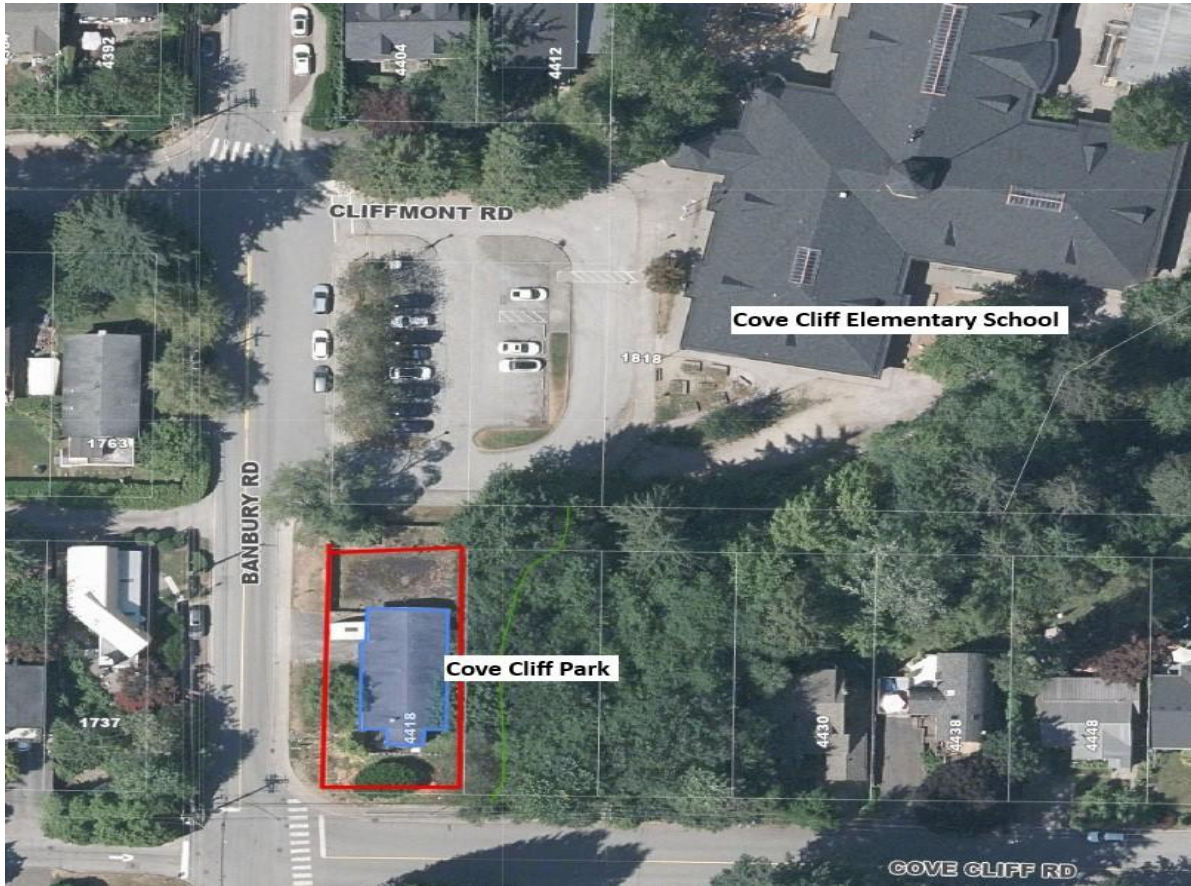
Attachment 1: Photographs of Property from August 2026
Attachment 2: Letter to Property Owner dated February 24, 2026

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

REVIEWED WITH:					
☐ Community Planning	_____	☐ Clerk's Office	_____	External Agencies:	
☐ Development Planning	_____	☐ Communications	_____	☐ Library Board	_____
☐ Development Engineering	_____	☐ Finance	_____	☐ NS Health	_____
☐ Utilities	_____	☐ Fire Services	_____	☐ RCMP	_____
☐ Engineering Operations	_____	☐ ITS	_____	☐ NVRC	_____
☐ Parks	_____	☐ Solicitor	_____HG	☐ Museum & Arch.	_____
☐ Environment	_____	☐ GIS	_____	☐ Other:	_____
☐ Facilities	_____	☐ Real Estate	_____		
☐ Human Resources	_____	☐ Bylaw Services	_____		
☐ Review and Compliance	_____	☐ Planning	_____		

ATTACHMENT 1

Aerial view of 4418 Cove Cliff Rd showing property located near Cove Cliff Elementary School and Cove Cliff Park and the connecting trail system is highlighted in green through the park:



Photos of driveway area showing accumulations and building material/debris, and unsecured entry point:





Views of side yard with rubbish, accumulated material/debris, and gaps in fencing taken from fencing property line and carport, photos taken August 2026:







Additional deteriorating shed, accumulated building materials and rubbish, broken glass, and graffiti in the backyard observed from side and backyard:







View of front entrance and patio/porch to house, accumulated materials and growths in front yard:







View of dead trees and growths in backyard, flattened by trespassers walking on the growths:



View over back yards next to the front entrance patio/porch, as seen from south end of property line directly adjacent to trail path and sidewalk:



ATTACHMENT 2



355 West Queens Road
North Vancouver BC
V7N 4N5
www.dnv.org
(604) 990-2311

February 24, 2026
Case: CODE2025-01379

Dear [REDACTED]

Re: Nuisance Property at 4418 Cove Cliff Road (the "Property") and Remedial Action Requirement

I am writing to you as the owner and person responsible for the above-mentioned Property. Despite repeated attempts by District of North Vancouver ("District") staff to have you resolve outstanding issues and bring this Property into compliance with District bylaws, this Property remains in a persistent state of nuisance and neglect.

Division 12 of Part 3 of the *Community Charter* [SBC 2003] c. 26 authorizes a municipal council to impose remedial action requirements regarding hazardous conditions or declared nuisances.

As you have been advised on multiple occasions, the Property is in a blatant and obvious state of nuisance and dilapidation and constitutes a risk to the community and the surrounding neighbourhood, particularly given its proximity to an elementary school and public trail. Despite numerous attempts by District staff to achieve compliance and the issuance of multiple violation tickets with corresponding fines, the Property remains in an unsightly and unsafe condition and is not in compliance with the District of North Vancouver Nuisance Abatement Bylaw, Graffiti Bylaw, and Solid Waste Management Bylaw. The condition of the vacant Property continues to constitute a nuisance to the surrounding neighbourhood.

In addition, reports have been made to the North Vancouver RCMP of unsecured premise and youths trespassing. As owner of this Property, you are responsible to ensure the security of the building and safety of the community – vacant buildings that remain unsecured become an invitation to graffiti, property damage, unauthorized occupancy, fire and other hazards.

You are hereby required to bring the Property into full compliance no later than **March 9, 2026**, by carrying out the following requirements:

- **Graffiti:** Remove all graffiti from the Property;
- **Glass Removal:** Remove and dispose of broken glass shards in the front door entrance area;
- **Securing the building:** Secure the building, including boarding up the damaged front door and securing all openings to prevent unauthorized access;
- **Waste Removal:** Remove all discarded materials, garbage and dilapidated shed(s) from the Property; and
- **Fence Repair:** Repair all broken fence materials

Document: 6677908

Please be advised that failure to comply with this deadline will result in a Report being brought to District of North Vancouver Council seeking a declaration that the Property is a nuisance and that a Remedial Action Requirement order ("Order") be imposed pursuant to section 72 of the *Community Charter*. If Council makes an Order and the requirements are not met by the date specified, the District may carry them out at your expense. If those expenses remain unpaid on December 31, they will be added to the property taxes.

Should you have any questions or require clarification, please contact me at 604-990-2400. The District remains prepared to work with you to resolve this matter and achieve compliance.

Sincerely,

 
Justin Han
Bylaw Enforcement Officer
District of North Vancouver Bylaw Services

cc: Carol Walker, Chief Bylaw Officer