

ITEM 1  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING Mar. 14/77

Re: LETTER FROM MRS. WILLIAM DAHL WHICH APPEARED ON THE AGENDA  
FOR THE MARCH 7, 1977 MEETING OF COUNCIL (Item 5g)  
FOURPLEXES

Appearing on last week's agenda was a letter from Mrs. William Dahl regarding fourplexes. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. William Dahl.

\* \* \* \* \*

Planning Department,  
March 8, 1977.  
Our File #02.240.

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: LETTER FROM MRS. WILLIAM DAHL ON THE SUBJECT OF  
FOURPLEXING.

It would appear from a review of the above noted letter and a follow-up telephone conversation, that Mrs. Dahl is suggesting that presently zoned two-family areas be rezoned to allow fourplex development to occur legally because of the numbers of duplex units being converted to four family use. In this way, the land owner could receive the benefit of a higher land value.

Any relaxation of current standards would increase densities almost to apartment levels, if fourplexing became widespread, and overload services, utilities, park and community facilities. This could result in a general feeling of overcrowding, bring more traffic into residential areas and create a need for the provision of additional off-street parking spaces.

The fact that the fourplexing of duplex units is occurring in some areas does not, in our opinion, justify a change in the existing regulations that would result in a lowering of standards. Rather, a tightening up of zoning controls is considered necessary.

It will be recalled that the Council, in an expression of concern with the fourplexing problem, passed a motion on October 25, 1976, requesting the Planning Department to report on methods of alleviating the problem of basement suites being placed in duplexes thereby creating illegal fourplexes. This subject, as well as a number of other matters related to residential occupancy, is currently under study, in consultation with the Building Department, and will be reported on in the foreseeable future.

RECOMMENDATION

It is recommended THAT a copy of this report be sent to Mrs. William Dahl.

  
A. L. Parr,

DIRECTOR OF PLANNING

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c. c. Chief Building Inspector, Assistant Director - Long Range Planning & Research