

ITEM	7
MANAGER'S REPORT NO.	38
COUNCIL MEETING	1978 05 15

Re: RESIDENTIAL OCCUPANCY STANDARDS  
HOUSING INSPECTION PROGRAM  
REPORT NO. 2

Following is a current status from the Chief Building Inspector on inspections that have been made under the recently established Housing Inspection Program. Council will recall that the first status on this program was received on 1978 April 17 (Item 12, Report No. 30).

The following motion was made during Council's further consideration of the matter on 1978 May 08:

"That the position of Housing Inspector relative to the Residential Occupancy Standards Housing Inspection Program not be filled pending receipt of a report regarding the desirability of continuing this particular program".

As noted in the Chief Building Inspector's report, the position referred to in Council's motion has been filled; Mr. Patrick A. Eastman, successful candidate, reported for work on the morning of the very day on which the motion was passed.

During Council's discussion of the Housing Inspection Program on April 17 and May 08, questions were raised with respect to the manner in which the objectives of the program are being carried out. These questions will be the subject of a report which Council will receive on May 23.

This is for the information of Council.

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1978 May 10

Mr. M.J. Shelley,  
MUNICIPAL MANAGER.

Subject: Residential Occupancy Standards  
Housing Inspection Program  
Report No. 2

The Municipal Housing Inspection Program continued throughout April with the Housing Inspector canvassing homes in a general area bounded by Kingsway - 10th Avenue, 18th Street and 15th - 12th Avenue; and also handling some specific housing complaints elsewhere in the municipality. During the same period, call-backs were made in the area previously canvassed in March. For this reason, the total number of new visits made during April dropped below the number of calls made during the initial startup period in March.

The vital statistics for the reporting period of 1978 04 03 to 28 are as follows:

Number of Working Days . . . . .	20
Total New Visits . . . . .	193
Cumulative Visits from 1978 03 02 . . . . .	624
Number of Contacts and Inspections Conducted, this Period . . . . .	123
Violations Determined . . . . .	18
Violations Judged Unlikely Although No Contact or Entry . . .	17

Throughout the past month, the Housing Inspector has continued to meet with a co-operative and understanding reception from the great majority of home owners. In one case, objection was

taken to his visit to one building. This was from the owner of a semi-detached, two-family dwelling found to contain two unauthorized basement suites. The objection in this case was withdrawn following explanation of the purpose of the survey and reconsideration by the owner who telephoned later and arranged for inspection.

Following receipt by Council of the first Housing Report on 1978 04 17, there were some questions raised and comments made. In the statistics the term "violations determined" is used. This statistical term is only used in the instance where an infraction of the Zoning By-Law is occurring, and there may or may not be infractions of other by-laws present. Of the 12 instances in this category covered in the first report, six were violations due to triplex or fourplex use of dwellings authorized for not more than two-family use. Notices to vacate and remove have been issued and replies will be awaited until the notices expire. Thereafter, further action will be undertaken. Of the other six remaining in single-family dwellings, two have been cleared up; one is in the process of being cleared by a new owner who will upgrade premises under provisions of Section 6.11 of the Zoning By-Law; one is a basement unit, now vacant, in premises up for sale; and the remaining two are under notice to delete unauthorized suites.

On the question concerning water rates, our procedure thus far in the program is to notify the Water Rates Division of the Treasury Department only when an occupied, unauthorized suite is found. The operating procedures of the Treasury Department respecting water and sewer rates were fully reported in Item 11, Manager's Report No. 36, Council Meeting 1978 05 08. In the case of premises which can be brought within the scope of municipal regulations, possibly by virtue of Section 6.11 of the Zoning By-Law, water and sewer rate adjustment will follow in normal course as a result of issuance of building permits.

With this report we wish to advise of the resignation of Mr. Neil Wainman from the position of Housing Inspector for personal reasons. Mr. Wainman's background for many years has been in the building inspection field and when a senior inspection position in the District of West Vancouver became available in March, Mr. Wainman applied and was selected. His resignation from this department was effective 1978 04 28.

The vacancy created by Mr. Wainman was boarded and advertised, and on 1978 04 28 Mr. Patrick A. Eastman of Surrey, B.C., was appointed to fill the position. He commenced work with the department on Monday, 1978 05 08. Mr. Eastman has resided in Surrey for the past 16 years, where for the past nine years he has been employed in real estate sales. Prior to that time, Mr. Eastman spent 21 years in the service of the RCMP Police in various centres in Canada. Throughout the period of his residence in Surrey, Mr. Eastman has been active in volunteer community work with the South Surrey Lions Club, the Senior Citizens Housing Society of South Surrey, and with the Panorama Ridge Club, a non-profit organization to aid RCAF Cadets. Mr. Eastman's business and service background is well suited to his carrying on the inspection program.

Respectfully submitted,

  
M.J. Jones,  
CHIEF BUILDING INSPECTOR.

MJJ:lm

c.c. MUNICIPAL TREASURER  
DIRECTOR OF PLANNING