

ITEM	14
MANAGER'S REPORT NO.	30
COUNCIL MEETING	1979 04 17

RE: RESIDENTIAL OCCUPANCY STANDARDS  
HOUSING INSPECTION PROGRAM  
QUARTERLY REPORT NO. 1 - 1979

Following is a report from the Chief Building Inspector regarding the Housing Inspection Program.

The required text amendment that is referred to in the penultimate paragraph of the report is expected to come forward for Council's consideration toward the end of May.

RECOMMENDATION:

1. THAT the report of the Chief Building Inspector be received for information purposes.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1979 APRIL 06  
FROM: CHIEF BUILDING INSPECTOR  
RE: RESIDENTIAL OCCUPANCY STANDARDS  
HOUSING INSPECTION PROGRAM  
QUARTERLY REPORT NO. 1 - 1979

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT:

Herewith the first quarterly report for 1979 of housing surveys conducted by the Burnaby Housing Inspector. Statistics for this quarter are as shown in the attached consolidated summary, with details of the violations detected being as follows:

	<u>First Quarter - 1979</u>		
	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>
Unauthorized 4-plexes	3	4	3
Unauthorized 3-plexes	3	1	2
Unauthorized Suites (in single-family dwellings)	3	--	2
Miscellaneous Violations	<u>5</u>	<u>8</u>	<u>5</u>
	14	13	12 = 39

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185

As of the end of this quarter, 11 charges were before the courts for violation of residential occupancy standards. Six of these charges were carry-overs from 1978. During the first quarter, two cases came to trial and convictions were obtained - one case resulted in a fine of \$50, and in the other case a fine of \$250 was imposed. Trials on the remaining nine cases are scheduled at various dates through the next three months, but with remands and adjournments some of the cases will no doubt continue later into the year.

During this quarter, the survey continued in the north Burnaby area of Curtis Street, Cliff Avenue and Kensington Avenue; and at the same time 18 housing complaints in other areas of the municipality were received and investigated.

In February of this year, Council received and dealt with a petition from a group of concerned tenants and owners in the central Burnaby area of Manor, Norfolk and Dominion Streets. Just as a point of follow-up information on that matter, our housing inspection records show that 307 buildings were visited in the central Burnaby area during the survey. Of that total of buildings, 53 were semi-detached, side-by-side dwellings of which 24 were found to be used in a fourplex fashion contrary to the Zoning By-Law. Also 11 single-family dwellings were found to contain suites that had not hitherto been authorized by required permit. Hence, 29 of 53 two-family dwellings were found to be conforming ( $53 - 24 = 29$ ), and 243 of 254 single-family dwellings were found to be conforming ( $307 - 53 = 254 - 11 = 243$ ).

In general, the survey work continues with good response from the public. Some small pockets of "resistance" are encountered, such as landlords instructing tenants not to admit the Housing Inspector to premises without the landlord in attendance; cooking ranges being deliberately moved out of premises where inspection is being conducted by "appointment"; and more recently, landlords finding a loophole in the Zoning By-Law to state that occupants of third or fourth dwelling units are only "boarders" of the tenant of the main floor unit in the premises. The foregoing matters, when encountered, cut heavily into the inspector's time, but eventually are overcome.

Further strengthening of the Zoning By-Law by text amendment is indicated, and if implemented will substantially aid the Corporation in maintaining residential occupancy densities throughout the municipality as are designated in the by-law.

The foregoing is submitted for the information of Council.

MJJ:lm  
Enc.

  
M.J. Jones,  
CHIEF BUILDING INSPECTOR

CC: Director of Planning

THE CORPORATION OF THE DISTRICT OF BURNABY  
 BURNABY BUILDING DEPARTMENT

1979 APRIL 06

Residential Occupancy Standards - Housing Inspection Program

Consolidated Summary

	First Quarter				Second Quarter				Third Quarter				Fourth Quarter			
	JAN	FEB	MAR	TOTAL	APR	MAY	JUNE	TOTAL	JULY	AUG	SEPT	TOTAL	OCT	NOV	DEC	TOTAL
Number of Working Days	22	20	22	64												
Number of Visits	162	120	110	392												
Number of Inspections Conducted	89	70	54	213												
Total Cumulative Premises Visited	1169	1265	1294	1294												
Violations Detected	14	13	12	39												
Prosecutions Undertaken (cumulative)	8	10	11	11												

HJJ:lm

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