

ITEM	8
MANAGER'S REPORT NO.	85
COUNCIL MEETING	1979 12 17

RE: LETTER FROM MR. JOHN G. SANDER
#102, 710 EAST 6TH AVENUE, VANCOUVER, B.C., V5T 1L5
PROPERTY AT 20/22 N. MacDONALD AVE.

Appearing on the agenda for the 1979 December 17 meeting of Council is a letter from Mr. John G. Sander regarding occupancy of a property at 20/22 N. MacDonald Ave. in Burnaby. Following is a report from the Chief Building Inspector on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. John G. Sander, #102, 710 East 6th Avenue, Vancouver, B.C., V5T 1L5.

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TO: MUNICIPAL MANAGER 1979 DECEMBER 11
FROM: CHIEF BUILDING INSPECTOR
RE: 20/22 NORTH McDONALD AVENUE
LETTER - JOHN G. SANDER

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT:

The letter of John G. Sander, received in the Clerk's Office 1979 December 06, with its attachment, is accurate and speaks for itself.

The situation now being appealed to Council on passionate grounds appears to be brought about by Mr. Sander's omission at the time of his purchase of the subject property of checking the legality of a basement unit in an approved two-family dwelling.

Over a year ago this department had to deal with the previous owners of the subject premises, and at that time, due to by-law violations, had to charge the owners under terms of the plumbing by-law. After some degree of difficulty the matter of the authorized number of dwelling units in the premises was settled, with the owners recognizing the building to contain one self-contained dwelling unit on the main floor and one self-contained dwelling unit on the second floor.

Use of three separate, self-contained dwelling units was detected during follow-up inspection by the Housing Inspector in September. Notice was given to Mr. Sander at his Vancouver street address by letter of 1979 September 20. Mr. Sander replied on two occasions by telephone calls to our Housing Inspector. Besides the Zoning By-Law infraction, the ceiling height in the basement rooms was noted to vary between 6'-9" and 6'-10". This is substantially below the 7'-6" minimum ceiling height for habitable rooms called up by the National Building Code of Canada, and under present conditions of use constitutes infraction of the Building By-Law.

The above-mentioned Notice, which drew these matters to the attention of Mr. Sander, expired 1979 November 15.

MJJ:lm


M.J. Jones
CHIEF BUILDING INSPECTOR

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