

ITEM	3
MANAGER'S REPORT NO.	75
COUNCIL MEETING	1979 11 05

Re: RESIDENTIAL OCCUPANCY STANDARDS
HOUSING INSPECTION PROGRAM
THIRD QUARTER - 1979

Following is a quarterly status report from the Chief Building Inspector on residential occupancy standards.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: CHIEF BUILDING INSPECTOR
RE: RESIDENTIAL OCCUPANCY STANDARDS
HOUSING INSPECTION PROGRAM
THIRD QUARTER - 1979

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT:

Herewith the third quarterly report for 1979 of the housing survey conducted by the Burnaby Housing Inspector. Statistics for this quarter (July 1 to September 30) are as shown on the attached consolidated summary, with details of the violations detected being as follows:

	<u>Third Quarter</u>			
	<u>JULY</u>	<u>AUG</u>	<u>SEPT</u>	
Unauthorized 4-plexes	3	1	3	
Unauthorized 3-plexes	1	1	1	
Unauthorized Suites (in single-family dwellings)	3	-	9	
Unauthorized 6-plex	1	-	-	
	<u>8</u>	<u>2</u>	<u>13</u>	= 23

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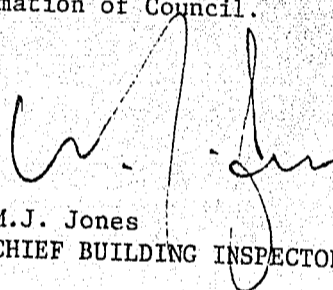
During this third quarter of 1979, the housing survey has been completed in the area of North Burnaby bounded by Kensington, Curtis, Cliff, and Hastings Street. At the close of the third quarter, 313 premises were inspected in North Burnaby. Of these 313 premises visited, 28 were duplexes. Five of the 28 duplexes were found to be non-conforming. This is a better ratio of conformity than has been found previously in some other areas of the Municipality.

The housing survey is presently being conducted in the West Burnaby area north of Kingsway to Moscrop, between Patterson and Boundary Road.

Since the beginning of 1979, 21 Informations have been sworn for violation of residential occupancy standards, and three other cases have been referred to the Provincial Prosecutor. At the end of this quarter, eight charges are before the courts. The same number of charges have been concluded, with fines ranging from \$50 to \$250. Four charges have been withdrawn pending clarification of application of the Zoning By-Law where premises are held in Strata Title. (At the moment approximately 22 violations involving Strata Title premises are pending disposition.) One other charge had to be withdrawn because of loss of witnesses due to the extended length of court proceedings. Of the other three cases referred to the Prosecutor, one has been withdrawn because of loss of witnesses and the other two cases are temporarily withdrawn pending the proposed amendment of Section 7.5 of the Zoning By-Law.

There was a reduction in the number of visits conducted in the third quarter due both to Council's request for a moratorium between June 11 and July 16 arising from consideration of the McGillivray case on Lakeview Avenue, and annual vacation of the Burnaby Housing Inspector during August. Presently 109 housing complaints are on file awaiting investigation or in process. Complaints can involve properties anywhere in the Municipality and are handled as quickly as possible and take precedence over the area under survey.

The foregoing is submitted for the information of Council.



M.J. Jones
CHIEF BUILDING INSPECTOR

MJJ:lm
Enc.

THE CORPORATION OF THE DISTRICT OF BURNABY

BURNABY BUILDING DEPARTMENT

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 Days Worked	22	20	22	64	19	21	14	54	21	11	19	51				
Number of Visits	162	120	110	392	82	126	149	357	162	53	102	217				
Number of Inspections Conducted	89	70	54	213	37	45	67	149	109	28	46	183				
Total Cumulative Premises Visited	1169	1265	1294	1294	1324	1371	1451	1451	1595	1609	1660	1660				
Violations Detected	14	13	12	39	10	2	12	24	8	2	13	23				
Prosecutions Undertaken (Cumulative)	8	10 (+2)	11 (+1)	11	14 (+3)	15 (+1)	17 (+2)	17	19 (+2)	19	24 (+5)	24				
Prosecutions Concluded (Cumulative)	1		2 (+1)	2		3 (+1)	4 (+1)	4	10 (+6)	12 (+2)	15 (+3)	15				

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