

ITEM	29
MANAGER'S REPORT NO.	33
COUNCIL MEETING	1981 07 13

RE: LETTER FROM B. ALDERSON  
 6548 PARKDALE DRIVE, BURNABY, B.C., V5B 2X4  
 OCCUPANCY OF A SUITE

Appearing on the agenda is a request from B. Alderson for permission to appear before Council to discuss a suite in which she is now an occupant. Background information on this matter is contained in the following report from the Chief Building Inspector.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER  
 1981 JULY 07

FROM: CHIEF BUILDING INSPECTOR

RE: LETTER FROM B. ALDERSON  
 6548 PARKDALE DRIVE, BURNABY, B.C., V5B 2X4  
 OCCUPANCY OF A SUITE

RECOMMENDATION:

1. THAT a copy of this report be sent to B. Alderson, 6548 Parkdale Drive, Burnaby, B.C. V5B 2X4.

REPORT

1. Single-family dwelling constructed 1964, R2 Residential, Single-Family Zone.
2. Basement finishing permit issued 1974. Inspections conducted and work approved.
3. On 1979 November 26, the Building Department received a letter from a correspondent who wrote as follows:

"I have been given your name in regards to information of illegal suites.

As I have been involved with a basement suite at 6548 Parkdale Drive, Burnaby, B.C. V5B 2X4, I was wondering if indeed the suite (basement) is a legal suite.

I should greatly appreciate any information regarding this information as the Rentalsman does not have this kind of data."

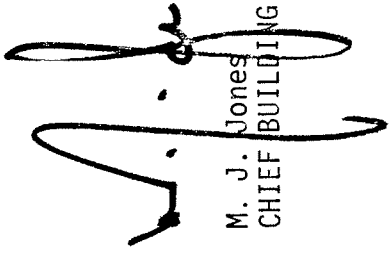
The acknowledgment of 1979 November 28 contained the following statement:

"Under the circumstances described in your letter, we would advise that the presence and occupancy of a basement suite in premises on the above property would clearly be in violation of terms of Burnaby Zoning By-Law."

4. Investigation commenced with site inspection 1980 January 23. Disclosed basement to contain a separate, self-contained, occupied, dwelling unit.
5. Registered notice mailed to H.S. and M. Sidhu on 1980 February 05 directing termination of habitable use of basement unit by 1980 March 31, and removal of kitchen facilities.
6. Mr. Sidhu contacted the Housing Inspector by telephone on 1980 February 28 to advise that the basement suite was vacant and to request reinspection. Inspection at 10:00 h the same date disclosed vacant premises but range cable still to be removed. Mr. Sidhu stated that cable would be removed and Housing Inspector recalled for final check.

7. In absence of a call-back from Mr. Sidhu, the Housing Inspector reinspected the premises on 1980 July 30 and 1980 August 01 to find premises again occupied by a new tenant, Miss. B. Alderson.
8. Registered letter to Mr. Sidhu on 1980 August 12 confirming inspection and notifying that in view of continuing violation of Zoning By-Law over earlier notice of 1980 February 05, matter would be referred to Provincial Prosecutor.-
9. Information laid 1980 September 02.
10. Mr. H. S. Sidhu appealed to the Housing Committee on 1980 February 14 to stop legal proceedings in this regard. The Housing Committee recommended that legal action be delayed.
11. Council did not accept the recommendation and legal action continued.
12. On 1980 October 15, the accused was convicted and Judge Holmes instructed him to return to court on 1980 November 05 with a termination notice signed by the tenant(s) to show agreement to move by required date. Sentence was to be passed at this time.
13. The defendant returned to court on 1980 November 05 and presented the signed termination notice to Judge Holmes who passed sentence of a \$50.00 fine and warning that the suite must remain vacant.
14. On 1980 November 05, a letter from the Building Department was sent to Mr. and Mrs. Sidhu notifying them to have the building returned to conforming use within 30 days.
15. On 1981 June 24, Burnaby Housing Inspector telephoned Mr. Sidhu who stated that the same tenants still occupied his basement suite.
16. On 1981 June 30, Mr. Sidhu telephoned to state that he had given the tenants notice to vacate by 1981 July 31.

Normal procedure will include an inspection in August, after expiry of the termination notice, to verify compliance with Burnaby Zoning By-Law in the use of the subject premises.

  
M. J. Jones  
CHIEF BUILDING INSPECTOR

MJJ:nc