

ITEM 16
MANAGER'S REPORT NO. 77
COUNCIL MEETING 87/12/14

RE: LETTER FROM MR. R.E. FREE TO MAYOR CAMPBELL, MAYOR OF VANCOUVER
ILLEGAL SUITES

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 DECEMBER 09
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: ITEM OF CORRESPONDENCE REGARDING ILLEGAL SUITES
FROM R.E. FREE TO MAYOR CAMPBELL, CITY OF VANCOUVER

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. R. E. Free, #1105 -
1515 Eastern Avenue, North Vancouver, B.C. V7L 4R2.

R E P O R T

Appearing on the Agenda for the 1987 December 14 meeting is a copy of a letter from Mr. R. E. Free addressed to the Mayor and Council of the City of Vancouver, presenting the correspondent's views on illegal suites. In view of some of the general statements made in that letter, it seems appropriate to provide a comment on the situation that exists in Burnaby and in particular the provisions for a variety of housing types in this Municipality and the steps that have been taken to keep the bylaws current.

Over the years, Burnaby has put in place housing policies to ensure that a balance and variety of housing opportunities are provided so that the needs of all its citizens may be met. Through the zoning districts established in the Zoning Bylaw, and through policies embodied within the Residential Growth Management Study (1980) and subsequent reviews of various aspects of housing, the Municipality has sought to keep its standards current and consistent with the goal of offering a variety of housing type options for people with differing needs, in a manner compatible with its related commitment to neighbourhood quality and stability. To this end, Burnaby offers a range of residential zoning district designations including single-family districts, two-family districts, and apartment zoning ranging from low-density, ground-oriented designations, through garden apartment, three-storey, medium density high rise to high rise forms.

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With particular reference to two-family dwellings, Burnaby maintains extensive areas of two-family dwelling zoning in its R4 and R5 Districts (comprising over 50% of its residential land area) to accommodate both semi-detached and duplex dwelling types. Within these districts, the opportunity exists to construct new two-family dwellings or to convert existing single-family residences to two-family dwellings on qualifying lots. Simultaneously, by maintaining a range of housing districts for single-family housing, Burnaby ensures that areas are available for those residents who choose to live in neighbourhoods where basic single-family densities are observed.

With respect to controls to prevent abuse of the residential districts, Council in 1980 enacted Zoning Bylaw amendments to overcome the problems of illegal fourplexing, and in May 1987 adopted a set of amendments to regulate residential building bulk and eliminate the excessively large dwellings that were some times produced under earlier regulations. At the present time, staff of the Planning & Building Inspection Department are preparing reports on the subject of possible areas for small-lot development and a review of two-family development controls. Where violations of the regulations occur, staff investigate and pursue corrective actions on complaint.

By these means, Council is able to ensure that Burnaby's policies and standards for housing development are kept up to date, and in accord with the goal of providing a balanced range and choice of living opportunities in an environment of safe, stable and livable neighbourhoods.

This is for the information of Council.



A. L. Parr
Director Planning &
Building Inspection

DGS:lf

cc: Chief Building Inspector
Assistant Director-Long Range Planning