

ITEM 3
MANAGER'S REPORT NO. 13
COUNCIL MEETING 87/02/23

RE: LETTER FROM MR. AND MRS. W. TURNER WHICH APPEARED ON THE AGENDA FOR THE
FEBRUARY 16TH MEETING OF COUNCIL (4 A)
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 1986 February 18

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: ILLEGAL SUITES

RECOMMENDATION:

1. THAT a copy of this report be provided to Mr. & Mrs. W. Turner,
4326 Albert Street, Burnaby, B. C. V5C 2G1

BACKGROUND:

Appearing on the agenda is a letter dated 1987 February 03 from Mr. & Mrs.
W. Turner of 4326 Albert Street, Burnaby. The Turners refer to their
letter of 1985 April 22 and complain of inaction by the Building Inspection
Division regarding alleged illegal suites at 4311/13 and 4335/37 Albert
Street. In addition, the letter dated 1987 February 03 complains of an
illegal suite at 4334 Albert Street.

REPORT

On 1985 April 29 the Building Inspection Division received a petition
signed by four Burnaby residents, including the Turners, complaining about
illegal suites allegedly contained in two duplexes, 4311/13 and 4335/37
Albert Street.

By way of background relating to illegal suite complaints, 23 complaints
were received in 1984, 50 in 1985, 73 in 1986, and 23 from 1987 January 01
to 1987 February 12 for a total of 169. Of this number, 78 cases have been
resolved, either through appropriate enforcement action or through a
determination that the property in question was not occupied in
contravention of the zoning by-law. Five complaints from 1984, 30 from
1985, 44 from 1986 and 22 from 1987 remain to be concluded. Of these, 28
are under active investigation. The Turner complaint was included in the
1985 backlog.

To date, illegal suite investigation has been carried out by one staff member who is also responsible for investigating sign by-law infractions, and is involved in the legal aspects of all other Planning and Building Inspection Department by-laws and their enforcement. His priorities are constantly changing in the face of political and departmental pressures.

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It is evident that additional staff resources are required to address the present backlog, and indeed, the currently growing number of illegal suite complaints. In late 1986 September, allocation was made in the 1987 Provisional budget for an additional temporary staff member who is now being recruited and who should be starting in 1987 March. The primary responsibility of this new By-law Enforcement Officer will be illegal suite investigation.


The Division has targetted a one month maximum response time from receipt of a complaint to commencement of investigation and it is estimated that the complaint backlog will be addressed in approximately six months.

This objective will be monitored by the by-law enforcement staff who will submit a monthly report to the Director Planning and Building Inspection. This will enable senior staff to determine whether or not staff levels are adequate to address the problem.

With respect to 4311/13 and 4335/37 Albert Street, an investigation has revealed that both buildings are occupied in contravention of the zoning by-law. The owners have been ordered to remove both the unauthorized construction and the illegal occupancy.

The single-family dwelling at 4334 Albert Street was constructed under the authority of Building Permit No. B-59763 issued 1986 February 24. This permit authorized the finishing of the entire second storey, with the first storey remaining unfinished except for the entry and a roughed-in three piece bathroom. The Certificate of Occupancy was posted on 1986 April 28. An investigation of the construction and occupancy of this building is now underway.

The Building Inspection Division will follow-up these investigations with the appropriate action to ensure that the requirements of the Burnaby zoning and building by-laws are upheld.


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION


AJE/jce

cc: Chief Building Inspector