

RE: "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 106, 1986"
RZ NO. 95/86 - FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL
DISTRICT (R9) - 4891 INMAN AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: Municipal Manager 1987 June 18

FROM: Director Planning &
Building Inspection

SUBJECT: "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW #106, 1986"
R. Z. #95/86 - FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL
DISTRICT (R9) - 4891 INMAN AVENUE

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

At the 1987 June 15 regular Council meeting, reconsideration and final adoption of the subject rezoning by-law was tabled pending a report on an alleged illegal duplex at 4891 Inman Avenue.

Building Permit #B-61186 was issued 1986 September 23 for the addition of a new first storey to and the relocation of the existing single-family dwelling on the subject property. This permit authorized the complete finishing of the new first storey. In-law Licence #185 was issued 1986 September 23, expiring 1987 December 31 for in-law accommodation for the owner's mother and son. A restrictive covenant requiring that the in-law accommodation only be used in accordance with the provisions of Burnaby Zoning By-law No. 4742 was registered against this property in the Land Title Office. Construction of the work authorized by B-61186 is proceeding and inspections are being undertaken to ensure conformance with municipal building regulations.

In response to a complaint, an investigation of the occupancy of this building was undertaken by the By-law Enforcement Officer on 1987 May 01. His investigation revealed no evidence of any by-law infraction, therefore no further enforcement action was warranted.

Planning & Building Inspection Department
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A re-inspection of the premises was conducted on 1987 June 17. The first storey construction work is not complete, nor is it occupied. The second storey is occupied by the owner and his family. As re-inspection of these premises revealed no evidence of any by-law infraction, no enforcement action is warranted.

The building at the subject address is a single-family dwelling with in-law accommodation under construction. It is not a duplex.

PRM
AJE/jce



A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

cc: Chief Building Inspector