

ITEM 14
MANAGER'S REPORT NO. 17
COUNCIL MEETING 87/03/09

RE: PERMIT APPLICATIONS FOR LARGE RESIDENTIAL BUILDINGS
(Item 16, Report No. 1, 1987/January 05)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 MARCH 03

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PERMIT APPLICATIONS FOR
LARGE RESIDENTIAL BUILDINGS

RECOMMENDATION:

1. THAT this report be received for the information of Council.

BACKGROUND:

At its regular meeting of 1987 January 05, while considering a residential building permit application for 4361 Victory Street, Council moved to direct staff by resolution to prepare amendments to the Burnaby Zoning By-Law 1965 to control the bulk of buildings that may be constructed in single- and two-family zoning districts. This report is to advise Council as to the processing of permit applications while the proposed bulk housing amendments are under consideration.

REPORT

The Building Inspection Division is now processing applications for residences which, although in compliance with the requirements of the present Zoning By-law, are at variance with the proposed bulk regulation amendments.

Many of the residences within this group of applications are of two-storey construction with or without a cellar with a floor plate on each of the two storeys of approximately 2300 square feet and with first storey finishing lending itself to an intent for separate occupancy. In general, they represent the type of over-building and potential illegal occupancy viewed with concern by staff and Council.

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While the proposed bulk housing amendments are being further evaluated by staff, forwarded to Public Hearing, and considered for adoption by Council, it is necessary that the applications on hand and any others received for processing be dealt with in a systematic fashion with permits issued as expeditiously as possible. To this end, unless otherwise directed by Council, the Building Inspection Division will continue to:

- (1) Refer any grossly oversized and incompatible proposed residences to Council with the recommendation that the permits be withheld as authorized under Section 981 of the Municipal Act, as in the recent case of 7928 Rosewood Street.
- (2) Reject all applications which incorporate features such as multiple bar sinks, multiple sets of extra plumbing, additional sets of exterior entrances and layouts that clearly indicate an intent for separate occupancy as reported to Council 1987 February 23.
- (3) Process all other applications in the normal fashion.

This is for the information of Council.

FRM
FRM/jce

cc: Chief Building Inspector
Municipal Solicitor


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION