

ITEM	10
MANAGER'S REPORT NO.	14
COUNCIL MEETING	92/02/24

TO: Acting Municipal Manager 1992 February 19

FROM: Director Planning & Building

SUBJECT: 7639 & 7659 Patterson Avenue

PURPOSE: To address the concerns raised in the correspondence from Mr. Vern Delgatty regarding the design being conducive to use as a triplex.

RECOMMENDATION:

1. THAT a copy of this report be sent to:

Mr. Vern Delgatty
 Delgatty Architects Inc.
 6112 Sussex Street
 Burnaby, B.C. V5H 3C3

and

Mr. Sunny G Sodhi
 3369-B Kingsway
 Vancouver, B.C. V5R 5K6

1.0 BACKGROUND

This report is in response to Council's request for further information arising from discussion of an item of correspondence from Mr. Delgatty that appeared on the 1992 February 10 agenda. Mr. Delagatty raised concerns pertaining to the design and use of two new single-family dwellings located at 7639 and 7659 Patterson Avenue. In his correspondence, Mr. Delgatty asserts that the design of the buildings would allow for easy illegal conversion to triplexes.

Before discussing the specifics of these particular dwellings, it would be useful to review the subject of the Building Department's scrutiny of plans for single-family dwellings submitted for Building Permit approval. Staff are acutely aware of the potential that exists for individuals to illegally modify buildings after they have been inspected, to create additional unauthorized dwelling units. The Zoning Bylaw does not restrict the number of bedrooms, bathrooms, family/recreation rooms, etc., that may be contained in a dwelling unit, but does prohibit the provision of more than a single kitchen. However, it is recognized that dwellings are sometimes altered without approval to produce illegal additional units, and that especially in past years the physical characteristics and internal layouts of some dwellings were found to be conducive to illegal conversion. With this in mind, and in answer to previous concerns expressed by Council regarding this issue, staff developed a procedure whereby each plan is reviewed to ensure that the following items considered to be the precursors of suites, are eliminated:

- a. Exterior swinging doors other than that required for the main entry to the dwelling and the rear exit from lower floor.

- b. additional counters or bar-sinks on the lower floor and which exceed 6 feet in length.
- c. Lower floor layouts that suggest obvious means to interrupt circulation throughout the lower floor and remainder of the dwelling.
- d. Multiple laundry facilities.

129

Where submitted single-family dwelling plans indicate ground floor finished areas or internal layouts that exhibit features as outlined above, and that are inconsistent with interpretation as a single-family dwelling, they are rejected, or are required to be revised before approval is given.

2.0 BUILDING DESIGN

On 1991 October 08, building permits were issued for two new single-family dwellings located at 7639 and 7659 Patterson Avenue. The application was submitted before the recently adopted text amendments of the Zoning Bylaw (Bylaw No. 9663) were in effect.

These two-storey dwellings, which are under construction, are located within an area zoned R2 Residential District. Each has a gross floor area of 4,720 square feet, of which 2,205 square feet is located on the main floor and 2,215 square feet on the second floor.

It is noted that the plans for these dwellings were examined with the foregoing considerations relative to conversion in mind, and were approved as they satisfied the Municipal regulations.

Although framing is not complete on either dwelling, staff conducted a progress inspection on 1992 February 13 to determine the current status of each dwelling.

7639 Patterson Avenue

The suspension notice posted on the property on 1992 January 15 remains in effect and it appears that no work has taken place since the posting of the suspension notice. At the time of suspension the framing was almost complete with rough-in plumbing installed and rough-in electrical in progress.

While the approved plans show a single-family dwelling in conformance to the Zoning Bylaw, some on-site changes have been made which may result in the lower floor area being conducive to easy conversion to additional dwelling units. Double swing doors have been installed on the lower floor in locations where patio sliding doors were approved. Counter height outlets have been roughed-in within areas designated as recreation and sitting areas on the lower floor. Both of these items will be corrected to comply with the approved drawings prior to approval of the framing inspection.

Other than the outstanding objection regarding compliance with the height restriction outlined in the covenant and with the necessary corrections to be made, (as noted above), the dwellings at this stage of construction appear to comply with the approved plans and the provisions of the Zoning Bylaw.

7659 Patterson Avenue

This dwelling is essentially a duplicate of that being constructed at 7639 Patterson. Construction work on the framing is proceeding with rough wiring and plumbing currently being installed.

On-site changes similar to those completed at 7639 Patterson have been noted by staff during the progress inspection. Staff will ensure that these changes are corrected to comply with the approved plans prior to approval of the framing.

ITEM 10
MANAGER'S REPORT NO. 14
COUNCIL MEETING 92/02/24

3.0 CONCLUSION

The approved building plans show a single-family dwelling in conformance with the Zoning Bylaw. Building Department staff recognize the need to satisfy the height restriction outlined in the covenant and will ensure that compliance with the approved plans is achieved prior to approval of framing. Further, they will conduct a post-occupancy inspection within the first year following issuance of an occupancy certificate to ensure that the use continues to comply with the approved plans and the Zoning Bylaw.

It is recommended that a copy of this report be sent to the author of the correspondence as well as to the owner of the subject properties.


GRH:lb


A.L. Parr
DIRECTOR, PLANNING
AND BUILDING

cc: Chief Building Inspector

