

ITEM 3
MANAGER'S REPORT NO. 53
COUNCIL MEETING 86/09/15

RE: LETTER FROM MR. SIANE SIME, 7068 GRAY AVENUE, BURNABY, B.C. V5H 3Y8
ALLEGED OCCUPANCY VIOLATION - 7080 GRAY AVENUE, BURNABY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 SEPTEMBER 08
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
RE: ALLEGED OCCUPANCY VIOLATION
7080 GRAY AVENUE, BURNABY

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Sian Sime, 7068 Gray Avenue, Burnaby, B.C. V5J 3Y8


REPORT:

Appearing on the agenda is a letter from Sian Sime of 7068 Gray Avenue, Burnaby, advising of an alleged infraction of the Burnaby Zoning By-Law. The property in question has been constructed as authorized under Building Permit No. B 58814 issued 1985 August 01. It was the subject of a report to Council at its meeting of 1985 July 29 because of the concerns expressed by residents of the neighbourhood who submitted a petition opposing the construction of such a large residence in a single-family area (Attachment 1).

As a result of Sian Sime's letter of 1986 August 29 to Council, the Building Inspection Division has contacted Sian Sime by telephone and has advised that the premises will be investigated on a high priority basis to determine whether or not occupancy is in compliance with the conditions of the Burnaby Zoning By-Law. Should an infraction be found to exist, staff will follow up with the necessary action including possible legal proceedings to ensure that the provisions contained in the Zoning By-Law are maintained.

This is for the information of Council.

FRM:lm
Enc.


A.L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

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COUNCIL MEETING 86/09/15

RE: LETTER FROM B & S SIME, 7068 GRAY AVENUE, BURNABY, B.C., V5J 3Y8
PETITION REGARDING PROPOSED SINGLE-FAMILY DWELLING AT 7080 GRAY AVENUE, BURNABY
LOT 6, BLK 9, DL 99, PLAN 1490

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 JULY 23

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: PETITION REGARDING PROPOSED SINGLE-FAMILY
DWELLING AT 7080 GRAY AVENUE, BURNABY
LOT 6, BLOCK 9, D.L. 99, PLAN 1490

RECOMMENDATIONS:

1. THAT this report be received for information purposes.
2. THAT a copy of this report be sent to B. and S. Sime,
7068 Gray Avenue, Burnaby, B.C., V5J 3Y8.

BACKGROUND:

On 1985 July 18, the Department of Planning & Building Inspection received a copy of a petition addressed to the Mayor and Council, signed by 30 Burnaby residents. The petitioners represent 16 properties on Gray Avenue in the neighbourhood of 7080 Gray Avenue where an existing burned-out, single-family dwelling has recently been demolished by a new owner. They have expressed concern over the size of the proposed new single-family dwelling.

REPORT:

An application for a building permit was received 1985 July 04 for the construction of a large two-storey, single-family residence on the subject property. The proposed building is 22.4 m (73.5 feet) x 12.8 m (42.0 feet) and will provide 286.8 m² (3087 sq. feet) of floor area on each of two levels including an enclosed two-car garage at the lower level. Apart from the usual kitchen, living, dining, and bathroom areas, the submitted drawings show four bedrooms and a family room on the upper floor with two bedrooms, a bedroom/den, a recreation room and kitchen on the lower floor. Lot coverage will be approximately 31%, whereas 40% is permissible in the R5 Zone involved. The applicant has applied for in-law accommodation for his parents on the lower floor.

The surrounding neighbourhood consists primarily of modest one-storey, single-family dwellings with full basements or cellars constructed in the 1940s or 1950s. Some of the dwellings have been added onto in recent years.

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The proposed new building is larger and to an extent architecturally at variance with the neighbouring buildings; however, the majority of building lots in the area are of a comparable size and offer a potential for similar redevelopment in the future.

In all respects the application complies with the requirements of the Burnaby Zoning By-Law. Unless Council advises to the contrary, a building permit will be issued once the necessary plan checking and other paper work has been completed.

FRM
FRM:lm



A.L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

