

ITEM	10
MANAGER'S REPORT NO.	55
COUNCIL MEETING	88/09/06

RE: LETTER FROM MR. WILLIAM CHUCKO, 8490 WILDWOOD PLACE, SURREY, B.C.
HEIGHT RESTRICTION ON CONSTRUCTION 3903 AND 3911 SPRUCE STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: Municipal Manager 1988 August 31

FROM: Director Planning & Building Inspection

SUBJECT: 3903 and 3911 SPRUCE STREET

PURPOSE: The purpose of this report is to provide Council with the results of a staff review of the concerns raised by Mr. William Chucko in a letter which appears on the 1988 September 06 Council agenda.

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RECOMMENDATION:

1. THAT a copy of this report be provided to Mr. William Chucko, 8490 Wildwood Place, R. R. #10, Surrey, B. C. V3S 5X7

BACKGROUND:

Appearing on the 1988 September 06 Council agenda is a letter dated 1988 August 26 from Mr. William Chucko who is the owner of a two-family dwelling at 3893/95 Spruce Street, Burnaby, B. C. He complains of two, single-family dwellings under construction to the east of his Spruce Street property that he feels are too high.

REPORT

The two, single-family dwellings under construction to the east of 3893/95 Spruce Street, 3903 and 3911 Spruce Street, are on property zoned Residential District R9. Changes to the Zoning Bylaw in 1987 reduced the permitted maximum height of single-family dwellings to 9.0 m and changed the definition of height to the distance measured to the highest point of the structure rather than the distance measured to the mid-point of the roof. Both changes have been effective in reducing both the apparent and the real height of dwellings.

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A 1988 August 30 review of the approved plans revealed that the buildings, as designed, are in accordance with Burnaby Zoning Bylaw maximum height requirements. A 1988 August 31 field inspection revealed that the framing of the house at 3903 Spruce has not yet begun, and that the framing of the house at 3911 Spruce Street is 8.71 m high in accordance with the approved plans and Burnaby Zoning Bylaw maximum height requirements. **149**

The Building Inspection Division will continue its inspection activity to ensure that the requirements of the Burnaby Zoning Bylaw and the Burnaby Building Bylaw are upheld.

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A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

cc: Chief Building Inspector