

TO: CITY MANAGER 2003 September 10

FROM: CHIEF BUILDING INSPECTOR

SUBJECT: CORRESPONDENCE FROM:
Mr. Vincent Chan of 5670 Willingdon Avenue, Burnaby, B.C.
(Council Agenda 2003 September 15)

PURPOSE: To provide Council with information regarding Mr. Chan's request to update City Bylaws to regulate the positioning or repositioning of kitchen exhaust vents.

Recommendation:

1. **THAT** a copy of this report be sent to Mr. Vincent Chan at 5670 Willingdon Avenue, Burnaby, B.C. - V5H 2T6 and to Khey Cheong and Siu Lee at 5650 Willingdon Avenue, Burnaby, B.C. - V5H 2T6

REPORT

1.0 **BACKGROUND:**

Appearing on the Council Agenda of 2003 September 15 under correspondence and petitions is a letter dated 2003 June 16 from Mr. Vincent Chan concerning his neighbour's kitchen exhaust fan. Mr. Chan contends that his neighbour's kitchen exhaust fan blows smoke, grease and strong kitchen odours directly into his bedroom window and that the fan itself produces a high pitched motor noise. He noted that he had complained to the City's Building

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Department regarding this matter and he had been told that there were no City Bylaws to control or govern the positioning of kitchen exhaust vents. In view of this information Mr. Chan proposed that the City consider amending its bylaws to regulate the positioning of kitchen exhaust vents as they relate to adjoining buildings or uses.

2.0 DISCUSSION

Regulating the Position of Kitchen Exhaust Vents

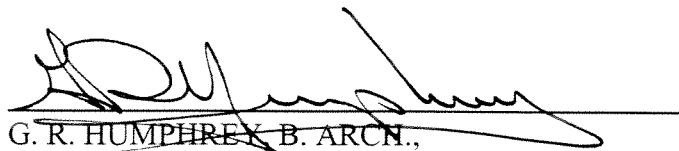
Staff have reviewed Mr. Chan's suggestion that the City enact a bylaw to regulate the location of kitchen exhaust vents in single and two-family dwellings. Since the City rarely receives complaints of this nature staff have concluded that kitchen exhaust venting is not typically a problem in these dwellings. To create such a requirement would add considerable cost and complexity to the construction of new homes and to retroactively impose these requirements on existing homes would be inequitable and very difficult to enforce. Staff is aware of no other jurisdiction that has found it necessary to regulate kitchen exhaust fans on residential dwelling units. For these reasons, staff does not support Mr. Chan's suggestion that we regulate by bylaw the positioning of kitchen exhaust vents on single and two-family dwellings.

5650 Willingdon Avenue, Burnaby, B.C.

In order to try to resolve Mr. Chan's problems, staff have spoken with Mr. Gary Cheong, who is the son of the owners of the property at 5650 Willingdon Avenue. Mr. Cheong advises that his parents and sister and her family purchased the property about three (3) years ago and although they have undertaken no internal renovations to the kitchen they did repair some siding and the soffit around the vent on the outside of the house. The work did not involve the actual repositioning of the vent.

While Mr. Cheong's family appears to have no legal obligation to relocate or redirect their kitchen exhaust vent, in the interests of being good neighbours, Gary Cheong has offered to move the exhaust vent 6 feet from its current location so that it will no longer directly face Mr. Chan's bedroom window.

It is recommended that a copy of this report be forwarded to the owners of the two subject properties.



G. R. HUMPHREYS, B. ARCH.,
CHIEF BUILDING INSPECTOR

GRH/DWM:mdw

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