

THE CORPORATION OF THE DISTRICT OF COLUMBIA

INTER-OFFICE COMMUNICATION

TO: Municipal Manager DEPARTMENT: Manager's DATE: April 29, 1971
FROM: Director of Planning DEPARTMENT: Planning OUR FILE #
SUBJECT: Correspondence from Mrs. Robert Anderson YOUR FILE #
concerning office building under construction
at 3876 Norland Avenue

In response to a letter dated April 26, 1971, from Mrs. Anderson expressing her concern over certain features of the Allstate Insurance Building presently under construction next to her residence, we have reviewed the situation, and would report as follows:

1. At an early stage in our examination of preliminary architectural plans for this project, we asked whether or not mechanical equipment was to be installed on the roof. (This matter was of particular concern due to the topography of the property and siting of the building.) We were informed by the designer that air-conditioning was not, at that stage, included in the program for the building, but that provision was being made for ducting in case such equipment was later decided upon. We therefore asked that a commitment be made on the approval drawings guaranteeing that enclosure screening would be provided to hide any installation on the roof, and that the materials and architectural treatment be consistent with the rest of the building.

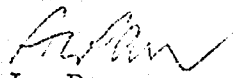
This commitment was included in the plans which were accepted as a suitable plan of development for rezoning purposes and approved January 12, 1971. Detailed drawings showing a 5' - 6" high perimeter screen of aluminum curtain-wall framing and glassweld panels similar to the principal building facade were submitted in the building permit application, when a decision had been made in favour of air conditioning. We have no reason to doubt that this will be installed as required when the mechanical work has been completed. In any event, the Building Inspector is aware that this feature is a specific requisite, and will require its provision before final approval.

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2. With regard to electrical servicing, the Planning Department does not customarily become involved in control of utility services except in the case of new subdivisions, where existing service is not available and new street installations are required. Electrical service for this building could have been supplied by overhead electrical service to a private pole on the site and thence either to a pole-mounted transformer station and overhead lines to the building, to a pole-mounted transformer station and underground ducts to the building, to a surface-mounted electrical kiosk and underground to the building, or through underground ducts directly to a transformer vault within the building. In this case, the first approach has been used, due to the initial design as decided on by the owner in consultation with B.C. Hydro, and also as a consequence of site grade conditions which could create problems with respect to water penetration and transfer through the ducts into the electrical distribution room if underground service were used. In any event, decisions on the type of service to be used are customarily made by the property owner and the utility company, without Municipal involvement.

We are fully in accord with Mrs. Anderson that this facility is detrimental to her property, and would recommend that Council seek the means to remedy the situation by having the type of service changed or by having the developer agree to relocating the pole to a more acceptable location. As technical matters such as this are beyond the scope of our normal development plan approval procedure, it is further suggested that consideration be given to establishing underground service connections as a prerequisite condition in the case of rezoning applications where it is deemed appropriate.

DGS/bw


A.L. Parr
DIRECTOR OF PLANNING

c.c. Chief Building Inspector

ENCLOSURE

RCM No. 243