

2. Re: Drainage Problem
7376 Stride Avenue (Russell)
(Item 14, Report No. 33, April 30, 1973)

Mrs. R. J. Russell of 7376 Stride Avenue at a public hearing on April 10, 1973, expressed concern about a drainage problem that is affecting her property as a result of construction that is taking place on an adjacent lot (Lot 18, Block 2, D.L. 29, Plan 3035 - 7585 Kingsway; Rezoning #6/73). Council on April 30, 1973 received a report on the matter and directed staff to determine if anything could be done to correct the problem that is of concern to her.

An on-site inspection of the area indicates that the drainage problem is the result of run-off from three sources. The sources and the corrective action that has and will be taken to provide proper drainage from Lot 18 is noted in the following report from the Chief Building Inspector:

"One source is surface run-off from Stride Avenue as it slopes toward the front of 7376 Stride Avenue. This appears to have been corrected by the Engineering Department through the installation of a rolled asphalt curb at the edge of Stride Avenue to direct street run-off into an appropriate catch basin.

The second source is surface run-off from the paved areas of the adjacent Gas-Town property operated by Vander Woude Trucking Limited (Lot 18). The south-west corner of the Gas-Town property slopes slightly towards the Russell property and is currently being used for truck parking. The approved plans require this area to be curbed and landscaped and Gas-Town has already placed forms for a concrete footing and curb to act as a separation between their property and the property belonging to Mrs. Russell. This problem should be adequately corrected by the curbing and the anticipated landscaping.

The third source is run-off from an unconnected downpipe from the roof of the office building on the Gas-Town property. The Burnaby Plumbing Bylaw requires that such run-off be directed into the storm sewer or an adequate drainage ditch. We shall be in contact with Vander Woude Trucking to ask that the unconnected downpipe be corrected and that the perimeter drains of the building be made operational if they are not functioning correctly.

With the cooperation of Mr. Vander Woude in the early completion of his required landscaping, and the correction of the roof drain problem, Mrs. Russell should have no further water problems from the adjacent property."

Council will receive a further report regarding this matter only if the run-off from the Gas-Town property is not adequately diverted in accordance with Municipal bylaws.

RECOMMENDATION:

THAT copies of this report be sent to Mrs. Russell and Mr. Vander Woude.