

6. Re: Brentwood Gardens
Strata Plan NW 27
Lougheed Highway and Holdom Avenue
(Item 14, Report No. 21, March 19, 1973)

On April 30, 1973 the Municipal Council received a letter dated April 17, 1973 from Mr. James Crisp, Property Management, Strata Plan NW 27, Cooperative Trust Company of Canada, noting that certain work referred to in Report Item 14 of Manager's Report No. 21 had not yet been completed.

In this connection, following is a copy of the report of the Chief Building Inspector dated May 31, 1973.

RECOMMENDATION:

THAT a copy of this report be sent to Mr. Crisp of Cooperative Trust Company of Canada and Mr. R. F. MacFarlane of Cal Developments Ltd.

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31 May, 1973

Mr. M. J. Shelley
MUNICIPAL MANAGER

Dear Sir:

Subject: Brentwood Gardens
Strata Plan NW 27
Lougheed Highway and Holdom Avenue

Further to our report of 16 March, 1973, replying to a letter to Council by Cooperative Trust Company of Canada dated March 13, 1973, and concerning unfinished work in the above strata development, we wish to report this Department has now completed inspection in all but three of the strata units. The three units in question are:

2027 Holdom Avenue
2041 Holdom Avenue
2051 Holdom Avenue

where the strata owners would not admit the contractor to their dwellings.

Attached hereto is a copy of a letter by Robert F. MacFarlane of Cal Developments Ltd. to Cooperative Trust Company of Canada informing the management company for the Strata Corporation of necessary upkeep of the drainage system of this development.

Inspection of outstanding objections from initial construction of this project is now concluded.

Yours truly,



M. J. Jones
CHIEF BUILDING INSPECTOR

MJJ:cmg

Attch.

PHONE: 688-2388

CAL DEVELOPMENTS LTD.

ITEM 6
MANAGER'S REPORT NO. 43
COUNCIL MEETING June 11/73

c/o #910-777 Hornby Street
VANCOUVER 1, B. C.

May 25th, 1973.

Co-operative Trust Company of Canada,
401 Lougheed Mall,
North Road,
BURNABY, B.C.

Dear Sirs:

Re: Strata NW 27

C O P Y

Pursuant to our telephone conversations in this matter, we would like to outline by letter the problem that occurred last winter with the result that some Units had water crawl spaces.

The drains leading to and the "catch basins" must be kept clean and free from leaves, silt and other debris. This maintenance should definitely be done each Fall. Furthermore, the drain from the "catch basins" to the ditch on the Lougheed Highway must be kept clear.

We have noticed that the road ditch is blocked by dirt and grass growth. Unless this ditch is cleared and allows the free flow of excess water, the entire drainage system will not function.

The authority to clear the ditch is the Provincial Department of Highways on Canada Way and Willingdon Avenue in Burnaby. We would anticipate some problem in getting this job done on short notice. Our advice is that you immediately arrange with the Highways Department that this job be arranged for the Fall and that you have a firm commitment by letter that this will be done.

In the event that the Highways Department does not do the job there may be no alternative to having it done by yourselves.

If the job is not done, the Units will flood again.

If there is any other information in this regard, please let us know.

Yours very truly,
CAL DEVELOPMENTS LTD.

Per: *Robert F. Macfarlane*
Robert F. Macfarlane

/ad

c.c. Building Department,
Municipality of Burnaby.