

14. Re: Letter from Mr. Graham Jeckway, 401 Lougheed Mall
Brentwood Gardens, Strata Plan N.W. 27
Lougheed and Holdom Avenue

Appearing on the Agenda for the March 19, 1973 meeting of Council is a letter dated March 13, 1973, from Mr. Graham Jeckway regarding Brentwood Gardens, Strata Plan N.W. 27.

Following is a report from the Chief Building Inspector on the efforts that have recently been made to have work on the subject development completed.

RECOMMENDATION:

THAT a copy of this report be sent to Mr. Graham Jeckway, together with a request that he provide liaison between the respective strata unit owners and the contractor so that access for repair work to the subject crawl spaces is not impeded.

* * * * *

16 March, 1973

Mr. M. J. Shelley
MUNICIPAL MANAGER

Dear Sir:

Subject: Brentwood Gardens, Strata Plan N.W. 27
Lougheed and Holdom Avenue
(Letter of Graham Jeckway, Property Manager)

Attached hereto please find a copy of a registered letter of March 2, 1973, sent to the Companies responsible for the construction of the above Strata housing development, indicating the continuing effort being made to have the Contractor complete the last item of outstanding work within the jurisdiction of this Department.

At one point, shortly after occupancy of the Strata units, the Contractor undertook to raise the level of the ground seal in the crawl spaces of a number of the units, and thereby overcame damp conditions which had been noticeable. In other of the crawl spaces, the Contractor did not raise the ground seal above the through-wall cleats, nor has the Contractor removed the cleats and plugged the openings in the foundation wall to a satisfactory degree, notwithstanding job notices given. Our Inspector discovered, by probing the wall patches, that cleats in some cases had only been driven back slightly behind the inner face of the foundation wall, and he therefore rejected some repaired walls.

(cont'd)

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Mr. M. J. Shelley
MUNICIPAL MANAGER

16 March, 1973

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The extended time in dealing with this repair is caused by the difficulty of entry to private homes in Strata ownership when the owners are away through the day. This difficulty may be overcome with the presence of Mr. Jeckway now as a Property Manager for Brentwood Gardens.

It is recommended Mr. Jeckway be informed of this report and be asked to provide the liaison between the respective Strata unit owners and the Contractor so that access for repair work to the subject crawl spaces is not impeded.

Respectfully submitted,



M. J. Jones
CHIEF BUILDING INSPECTOR

MJJ:cmg

c.c. () Municipal Solicitor

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MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 19/73

BUILDING DEPARTMENT

March 2nd, 1973.

Cal Developments Ltd./Britican Developments Ltd.,
c/o Mr. R. F. MacFarlane,
#910 - 777 Hornby Street,
Vancouver 1, B. C.

Dear Sirs:

Subject: Condominium Development - Strata Plan N.W. 27:

May we remind you of the following objections at the above project which are still outstanding, and which require correction:

MJJ	W	1. Wood cleats to be removed from concrete footings at:		
STG			2009	2031
OJE			2011	2035
GRH			2013	2037
DGS			2015	2039
CJL			2017	2041
			2019	2043
			2025	2045
			2027	
				2047
				2049
				2051
				2053
				5560
				5564
				5568

2. It is noted that all above units have been occupied without occupancy permits being issued, which is in violation of the Burnaby Building Bylaw.

3. In late December 1972, units 2037 and 2039 were faced with the problem of 12 - 16 inches of water in the crawl space, and as a result the drainage system around that portion of the building has been under scrutiny by the building manager, Mr. G. Jeckway. It is found that many of the crawl space drains which are necessary because of the hot water tank locations are not operational and some have been covered with concrete ground seal.

You are hereby notified to clear these objections and thereafter apply for necessary occupancy permits.

In view of your delay in correcting outstanding objections, notification is herein given that all further building permits in the Municipality are withheld in accordance with Section 7(6) of Burnaby Building Bylaw No. 5557.

Yours truly,
M. J. Jones
M. J. Jones,
CHIEF BUILDING INSPECTOR.

MJJ:ja
c.c. -Municipal Solicitor:

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On *Mar. 7* 19 *73* under Registered no. *112401*
le *7* *1973* sous le no. de recommandation *112401*

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Nom du destinataire *Cal Dev. Brit. Dev. 112401*

No. and St., P.O. Box or R.R. No., Apt. No. *777 Hornby St.*
No. et rue ou case postale; no. de R.R. ou d'appartement *777 Hornby St.*

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Pays *Canada*

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(1) I acknowledge that this registered article was delivered on *Mar 8 1973*
Je déclare que l'article recommandé a été livré le *8* *1973*

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Signature du destinataire OÙ de son représentant *[Signature]*

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