

ITEM 5

MANAGER'S REPORT NO. 62

COUNCIL MEETING Aug. 20/73

5. Re: Letter dated July 30, 1973, from T.B. Blake,
3991 Trinity Street
Construction of a Swimming Pool at 3985 Trinity Street

Appearing on the Agenda for the August 20, 1973 meeting of Council is a letter from T.B. Blake regarding a swimming pool on property at 3985 Trinity Street. Following is a report from the Chief Building Inspector regarding this matter.

RECOMMENDATION:

THAT a copy of this report be sent to T.B. Blake.

* * * * *

14 August, 1973

Mr. M. J. Shelley
MUNICIPAL MANAGER

Dear Sir:

Subject: 3985 Trinity Street
Swimming Pool

The following report is in reply to the Municipal Clerk's memorandum received in this Department on August 9, 1973, and forwarding the letter of Mr. T. B. Blake addressed to the Mayor and Council of the Corporation of the District of Burnaby relative to the construction of a swimming pool on property at 3985 Trinity Street. Mr. Blake resides next to the subject property at 3991 Trinity Street.

1. A swimming pool was installed last year by Mr. J.C. Greenwood on his property at 3985 Trinity Street. The pool is of the prefabricated type with a vinyl liner set in a metal retainer, partially in excavation and partially backfilled, and with a surrounding pool deck of wood material, joined to an existing concrete patio on grade. The pool is in the yard behind and to the north of the dwelling on the property.

In handling applications for swimming pool installations, the Building Department does not interpret the Zoning By-law as restricting the use of property for necessary movement around a swimming pool. Hence the Department does not seek to have the ancillary pool deck, patio or yard area serving a swimming pool, observe a setback from the property line.

2. The matter of water from the Greenwood property being emptied onto the Blake property had been raised earlier

(cont'd)

Mr. M. J. Shelley
MUNICIPAL MANAGER

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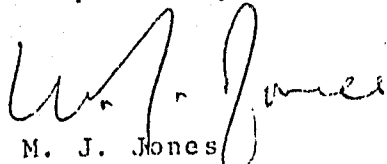
2. (cont'd)
to the Building Department and had been confused with water from an unfinished carport roof and from pool drain lines. A further inspection of this matter was made on August 13, 1973, and the following observations were noted:

Toward the rear of Mr. Blake's property, adjacent to the common property line, is a sidewalk constructed of paving blocks. The upper end of this sidewalk was observed to be overlain with an area of sand/silt deposit, the lower end of the sidewalk, toward the lane, showed signs of base erosion and some uneven settlement of paving blocks. The sand/silt deposited material observed on the sidewalk resembled the sand backfill material placed adjacent to the pool excavation on the Greenwood property.

It is our conclusion, after inspection of the two properties, that the pool installation has resulted in diversion of the former flow of storm water on the Greenwood property with the result that a heavier flow of water is now forced past the end of the swimming pool, beside a concrete curb at the common property line to the termination of the curb where the flow can escape, due to cross-grade of the properties, from the Greenwood property onto the Blake property. This flow of water could result from natural rainfall, or from irrigation or hosing and cleansing of the patio area on the Greenwood property.

At the time of inspection on August 13, it was noted that ground preparation has been commenced for the installation of a sump behind the pool on the Greenwood property. It was pointed out how drainage from the concrete patio area and oversplash from the pool can be collected and led to the sump to overcome the flow which now appears to escape onto the Blake property. Application for a permit for the installation of a sump has not yet been made to this Department, but a permit is required prior to the installation. Notification to this effect is being given to Mr. Greenwood and at the same time notification is being given that inspection of the drain lines attached to the sump must be made by this Department. We anticipate that Mr. Greenwood and/or his plumbing contractor will have no difficulty in abating the apparent flow of surface water onto Mr. Blake's property.

Respectfully submitted,



M. J. Jones
CHIEF BUILDING INSPECTOR

MJJ:cmg