

ITEM 3

MANAGER'S REPORT NO. 59

COUNCIL MEETING Sept. 22/75

Re: CLARIFICATION FROM THE FIRE DEPARTMENT ON A STATEMENT CONTAINED
IN A BRIEF TO COUNCIL ON A PROPOSED APARTMENT DEVELOPMENT AT
WILLINGDON AVENUE AND MAYWOOD STREET

Mr. B.M. Carruthers of C.F.H. Investments Limited appeared before Council on September 2, 1975 in connection with a proposed apartment development in the Willingdon Avenue and Maywood Street area (Rezoning Reference #29/75). The first paragraph on page 3 of Mr. Carruthers' brief contained the following statement which, in the opinion of staff, is not an accurate interpretation of the Fire Department's position on heights of and densities in high rise buildings:

"In addition, the Burnaby Fire Chief has expressed his desire for shorter highrise apartment buildings in order to minimize the population density above 100' which is the maximum height the present Municipal fire equipment will service."

The Deputy Fire Chief advises that the preceding statement ignores the Fire Department's preference for construction of buildings that are either (a) completely equipped with sprinklers, or alternatively (b) limited to heights that do not exceed the maximum reach of existing aerial ladders. In other words, heights of buildings per se are generally of no concern to the Fire Department if they contain a completely integrated sprinkler system. Further comments on this matter is contained in the following report from the Deputy Fire Chief:

"During the absence of Chief Collum I received a telephone call from the developer of the captionally noted project inquiring about the requirements of the Fire Department with respect to construction of highrise apartments in the Municipality. Considerable discussion ensued during which I outlined the Department's basic requirements.

I then made the comment that although the code did not call for them, we would like to see sprinklers installed in all residential highrise buildings. The caller (I do not recall his name) then asked if we would like sprinklers in the stairways and corridors only. I replied that most certainly the corridors, and stairways should be so protected, but that our preference would be to see suites sprinklered also.

The subject of aerial ladders, and their capabilities was then introduced at which time I said that from a fire department point of view perhaps building height should be limited to the maximum reach of the ladders available in lieu of sprinklers. I also commented in passing that this would also tend to limit the population density in a given area.

The latter part of this conversation as far as I am concerned was of a general nature, and it is quite obvious from the phraseology of the brief that I have been misquoted.

I certainly have no objection to having my opinions or the opinions of other fire department people quoted because our prime concern is in the area of life safety, but I do take exception to having my comments quoted out of context by anyone wishing to further their own interests.

In summary, that is an erroneous statement, and should be disregarded in relation to the overall brief."

Please also see Item 17 for further comments from the Director of Planning on statements contained in the brief from Mr. Carruthers.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. B. M. Carruthers.