

Re: LETTER FROM CONSE-C ENTERPRISES THAT APPEARED ON THE AGENDA FOR THE
SEPTEMBER 20, 1976 MEETING OF COUNCIL (ITEM 5(a))
240 - 4299 CANADA WAY, BURNABY
CONDOMINIUMS

Appearing on last week's agenda was a letter from Mr. J.P. Daem, President of Consee-C Enterprises Ltd., regarding an article on condominiums that appeared in the August edition of the Information Burnaby Newsletter. Following is a report from the Municipal Engineer on this matter.

RECOMMENDATIONS:

1. THAT the Corporation maintain its present policy of not performing work with Municipal forces on private property; and,
2. THAT a copy of this report be forwarded to Consee-C Enterprises Ltd.

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TO: MUNICIPAL MANAGER 23 SEPTEMBER, 1976
FROM: MUNICIPAL ENGINEER
RE: LETTER FROM CONSE-C ENTERPRISES LTD.
REGARDING ARTICLE IN INFORMATION BURNABY
BULLETIN OF AUGUST 1976

A copy of the subject article appears with the letter from Consee-C Enterprises Ltd.

The purpose of this particular article, as is the basic purpose of Information Burnaby as a whole, is to acquaint property owners with facts and regulations which may affect them in some way in their everyday lives. We have knowledge, from numerous phone calls and other inquiries, that many people living in strata title developments are unaware of the facts which were pointed out in the Information Burnaby Bulletin concerning some of the servicing aspects peculiar to this type of development.

The staff is neither ignorant of the problems nor have they a total disregard for the citizens in strata title developments. All concerned Departments and Municipal Council have been well aware from the first instance that strata title developments have, as their very basis, various private internal services on which the first cost and maintenance cost are shared by all property owners involved. In turn the reason for having private internal services at all is to avoid public dedication of the necessary road allowances and rights-of-way therefore maximizing densities which in turn is intended to present certain economies of scale.

The Corporation has a long-standing policy of not performing work on private property for the following main reasons:

- (1) The Corporation is not staffed to perform such work and, because of the many varied types of developments, it would be both difficult and uneconomic to have crews available for such work.
- (2) Conflict with needs for emergency services on dedicated, public road allowances and rights-of-way. Our first allegiance, in order to avoid disruption to the general public and to minimize claims, must be to the publicly dedicated system.
- (3) We have little or nothing in the way of records and information on the private systems, such as conflict with other utilities and knowledge of other conditions peculiar to the particular development.

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- (4) The Corporation would be doing work on private property, which is the type of work normally carried out by private entrepreneurs.
- (5) The question of liability is important, especially because in these cases work is done in close proximity to buildings, retaining walls, landscaping, walkways, and other internal installations.
- (6) Differences of opinion on cost control arise from work being carried out on an "open-ended" agreement.
- (7) It would be very difficult to provide the services to only the strata title sector of the community without providing the same service to, single family, rental apartments, commercial, and industrial developments, all of which have private internal services of some type.

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RECOMMENDATIONS:

1. THAT the Corporation maintain its present policy of not performing work with Municipal forces on private property; and,
2. THAT a copy of this report be forwarded to Conse-C Enterprises Ltd.

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E E Olson
MUNICIPAL ENGINEER