

ITEM	7
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1978 05 08

Re: LETTER FROM CROSBY PROPERTY MANAGEMENT LTD. WHICH APPEARED
ON THE AGENDA FOR THE 1978 MAY 01 MEETING OF COUNCIL (ITEM 4 c)
STRATA PLAN N.W. 131
371 SOUTHELLESMERE AVENUE

Appearing on last week's agenda was a letter from the owners of Strata Plan N.W. 131 regarding the collection of refuse at this condominium building.

Following is a report from the Municipal Engineer on this matter.

RECOMMENDATIONS:

1. THAT Council endorse the policy of the Engineering Department which is as follows "It is the customer's responsibility to move the container to a location either inside or outside the building where it can be conveniently picked up by our container shuttle vehicle or by the container truck".
2. THAT a copy of this report be sent to Crosby Property Management Ltd.

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78 05 03

TO: MUNICIPAL MANAGER
FROM: MUNICIPAL ENGINEER
SUBJECT: LETTER FROM CROSBY PROPERTY MANAGEMENT LTD. REGARDING
STRATA PLAN N.W. 131, 371 SOUTH ELLESMERE AVENUE,
BURNABY.

The above condominium is one of the strata title properties being serviced by Municipal forces with container pick up. In an endeavor to supply the best possible service, Burnaby crews made a practice of removing the container from the boiler room which also served as a common garbage room. On a routine inspection an Inspector from the Worker's Compensation Board happened to arrive at the above site just as our crew was removing the container. At that moment a bottle, which had been dropped in the garbage chute, flew out from the horizontal opening of the chute and smashed against the opposite wall of the boiler room. The Worker's Compensation Board Inspector immediately wrote an order to the Corporation of Burnaby which stated "No workers are to enter the area around service chutes unless suitable precautions are taken to eliminate the hazard of falling and flying debris".

This is not the only location where these dangers exist and in addition to this we were receiving all sorts of complaints about damaged paintwork, door hinges, and handles.

While we now have some control over the design of garbage rooms, buildings have been completed with inadequately designed refuse areas.

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- 2 -

When refuse was being picked up by the private sector charges per unit were not standard and those buildings where containers had to be manhandled through confined spaces and over considerable distances paid additional premiums for these services. Since Burnaby's service is free and since equitable service was desirable for all strata title owners the Engineering Department developed the following policy and informed all customers:

115

"It is the customer's responsibility to move the containers to a location either inside or outside the building where they can be conveniently picked up by the container shuttle vehicle or by the container truck."

It is interesting to note that the only objection to this policy came from the subject property.

Some customers have to move containers considerable distances and this can be done by a casual employee, however, the container at the South Ellesmere property has to be moved only ten feet on a flat surface.

We feel that Crosby Property Management Ltd. should be expected to abide by the same policy as all other strata title customers.

RECOMMENDATIONS:

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2. THAT a copy of this report be given to Crosby Property Management Ltd.


MUNICIPAL ENGINEER

WMR/cc