

ITEM	15
MANAGER'S REPORT NO.	83
COUNCIL MEETING	1979 12 10

RE: PROPOSED AMENDMENT TO BURNABY BUILDING BY-LAW NO. 6333  
(ITEM 12, REPORT NO. 81, 1979 NOVEMBER 26)

Council on 1979 November 26 adopted the following recommendations in connection with its consideration of Item 12, Report No. 81:

- "1. THAT Section 11, of Burnaby Building By-Law No. 6333 be amended by the adoption of a section (b) to read as follows:
  - (a) All buildings hereafter erected shall be provided with proper leaders for conducting water from the roof to the ground and such leaders connected with a sewer, street ditch or dry-well in such a manner as to protect the walls, basements and foundations of any building from damage, except as follows:
  - (b) Single entity industrial buildings situated on a consolidated property site of not less than five acres, and having building roof coverage not exceeding 20% of the site, and which site is totally hard-surfaced, except for required landscaped areas, and to which site public access is restricted, may discharge roof storm water via downpipes direct to ground level splash pads, provided all building floor levels are above the exterior adjacent finished grade and provided the overall site contains an underground storm drainage system sized in accordance with engineering practice.
2. THAT the Municipal Solicitor be requested to prepare an amendment by-law to Burnaby Building By-Law No. 6333."

The attached report from the Chief Building Inspector contains the additional information that Council requested on this matter. It was understood that this additional information would appear on the agenda when the amendment to the by-law comes forward for initial readings.

RECOMMENDATION:

1. THAT the amendment to Burnaby Building By-Law No. 6333 be brought forward.

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TO: MUNICIPAL MANAGER 1979 NOVEMBER 30

FROM: CHIEF BUILDING INSPECTOR

RE: BURNABY BUILDING BY-LAW NO. 6333  
 PROPOSED AMENDMENT, SECTION 11,  
 REFERENCE ITEM 12, MANAGER'S REPORT NO. 81  
COUNCIL MEETING 1979 NOVEMBER 26

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RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT:

The following is provided for the information of Council relative to the consideration given by Council at its meeting of 1979 November 26 to the proposed amendment to Section 11 of Burnaby Building By-Law No. 6333.

It is true that the proposed amendment placed before Council last week came FROM one specific development, namely, the Tahsis Company Ltd. remanufacturing plant at 8356 Wiggins Street. However, the amendment drafted for Council's consideration was purposely broadened from the Tahsis Company Ltd. circumstances which gave rise to the idea in order that the By-Law, with the proposed amendment, would be applicable to a wider range of future developments in this municipality. To illustrate how the broadening was accomplished, it should be noted that the Tahsis Company Ltd. development is on a 20-acre site. In order to allow a greater number of future industrial developments to benefit under the proposed amendment, the consolidated property site has been reduced to not less than five acres.

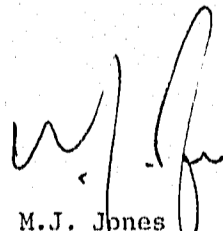
It should also be noted in the Tahsis development that building roof coverage on the Tahsis 20-acre site is 12%, whereas in the proposed amendment, building roof coverage has been allowed up to a maximum of 20% of the site.

It is submitted that the above two changes allow for broadened application of the proposed amendment, while at the same time maintaining a suitable degree of control in order to obtain development consistent with standards already in place in the municipality.

By and large, storm drainage can be effectively controlled provided adequate standards are in place, but if such standards are not observed, uncontrolled storm drainage can have devastating effect on development or can contribute hazard to the safety of the public.

We trust the foregoing will clarify the question raised by Council during introduction of this proposed amendment.

MJJ:lm

  
 M.J. Jones  
 CHIEF BUILDING INSPECTOR

cc: Municipal Engineer  
 Municipal Solicitor  
 Director of Planning  
 Municipal Clerk