

Re: LETTER FROM L. & J. NERATINI WHICH APPEARED ON THE AGENDA FOR
THE COUNCIL MEETING OF 1989 MARCH 20 REGARDING 5302 AND
5306 PANDORA STREET (ITEM 4)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: Municipal Manager 1989 March 15

FROM: Director Planning &
Building Inspection

SUBJECT: 5302 and 5306 Pandora Street

PURPOSE: To respond to a petition initiated by Mr. & Mrs. L. & J. Neratini regarding concerns about fill material on construction sites at the subject addresses.

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. & Mrs. Neratini, 370 South Glynde Avenue, Burnaby, B. C. V5B 3J6

REPORT

This report is written in response to a petition initiated by Mr. & Mrs. Neratini dated 1989 March 09 that was placed on the Agenda of the regular Council meeting of 1989 March 20. Mr. & Mrs. Neratini are concerned about the importation of fill material during the development of residential properties and the consequent impact of such fill material on the establishment of building elevations.

The Burnaby Zoning Bylaw defines "'HEIGHT' when used with respect to a building's height," as "the vertical distance measure from the average elevation of the finished grade of the lot along the front of the building to the highest point of the structure", and "FINISHED GRADE OR GRADE LEVEL" as "the finished ground level adjacent to the exposed wall of a building, with no adjustment having been made to increase the existing ground level higher than the adjoining properties except for a minor slope equalization as approved by the Building Inspector."

Importation and placement of fill material for the purpose of influencing the determination of building height is not permitted. However the importation and placement of fill material is permitted for landscape purposes, e.g., levelling a sloping lot, since this does not result in higher building structures.

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Building Inspectors conduct excavation inspections prior to form work being constructed to ensure that the house as designed will be in compliance with both the cellar requirements and the height limitations established by the Zoning Bylaw. This inspection is made on the basis of existing grades, regardless of the placement of fill material.

Building Permit No. B 66336 was issued 1989 February 20 for the construction of a single-family dwelling at 5302 Pandora Street. Inspection of this excavation was completed by the Building Inspector on 1989 March 13.

Building Permit No. B 66327 was issued 1989 February 16 for the construction of a single-family dwelling at 5306 Pandora Street. Inspection of this excavation was completed by the Building Inspector on 1989 March 03.

On 1989 March 14, the Supervisor, Building Inspections, confirmed that both excavations were at a depth in accordance with Zoning Bylaw requirements and approved drawings.

The contents of this report have been discussed with Mrs. Neratini.

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AJE/jce

cc: Chief Building Inspector



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION