

ITEM 2
MANAGER'S REPORT NO. 68
COUNCIL MEETING 91/11/18

TO: Municipal Manager

1991 November 12

FROM: Director Planning & Building

SUBJECT: PROPOSED NEW RESIDENCE AT 6178 - 14TH AVENUE (AT WILLARD)

PURPOSE: For the information of Council.

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RECOMMENDATIONS:

1. THAT a copy of this report be mailed to Mr. Adrian Jarvis,
1130 Stratford Avenue, Burnaby, B. C. V5B 3X8
2. THAT a copy of this report be mailed to the neighbours'
representative, Ms. Linda McMeekin, 7810 Willard Street,
Burnaby, B. C. V3N 2W5

REPORT

On 1989 October 30, Building Permit B-68370 was issued for the construction of a new residence. The property is located in the A2 Small Holdings District, which permits the construction of residential single-family dwellings as well as buildings associated with farming, truck gardening, orchard or nursery cultivation, greenhouses and kennels, as a principal use. The property has an area of something over 27,000 square feet and the dwelling has an area of 5,050 square feet (all on one level), for a lot coverage of 18.22%.

Due to the unusual form of the proposed building (a pre-engineered steel, quonset-type building), in 1989, staff of the Building Department had extensive discussions with the applicant, leading to his obtaining the assistance of a registered architect, and eventually incorporating improvements to the exterior facade treatment and landscaping as an integral part of the permit approval. The building itself complied with all the requirements of the Zoning and Building Bylaws, and comprises a single-family dwelling with 2 bedrooms, 1 bath, kitchen, living, dining areas, and a recreation room, along with a hobby workshop, indoor badminton court, and interior storage and parking for car/boat/trailer and an RV. A copy of the approved floor plan is attached for your information.

Construction commenced some time in 1990 and forms were inspected, but not approved, in 1990 November. A progress inspection on 1991 April 16 revealed no progress but, in early October, we were advised by concerned neighbours that construction had re-commenced.

As the Building Permit had expired by this time, a registered return letter was sent to the owner on 1991 October 09 (copy attached), and construction was suspended pending application and issuance of a new Building Permit, along with correction of outstanding objections regarding construction completed to date. Mr. Jarvis acknowledged receipt of this letter and has since been working with staff to resolve the outstanding concerns.

ITEM 2
MANAGER'S REPORT NO. 68
COUNCIL MEETING 91/11/18

Staff of the Building Department have received several phone calls and letters from neighbours expressing concern with the form and appearance of the construction presently under way at the subject address. Staff met with representatives of those concerned and while informing them that the proposal complies with the requirements as outlined for A2 zoning, also indicated their willingness to continue to work with Mr. Jarvis, who has been co-operative to date, to improve the facade and landscape treatments and to obtain completion of the work within a reasonable time frame.

Conclusion:

Staff will continue working with the owner in connection with his sub-mission for a new permit. Resolution of outstanding matters, and achievement of satisfactory arrangements concerning landscaping and screening could eventually lead to the issuance of a new permit as the development complies with the requirements of the A2 Small Holding District.



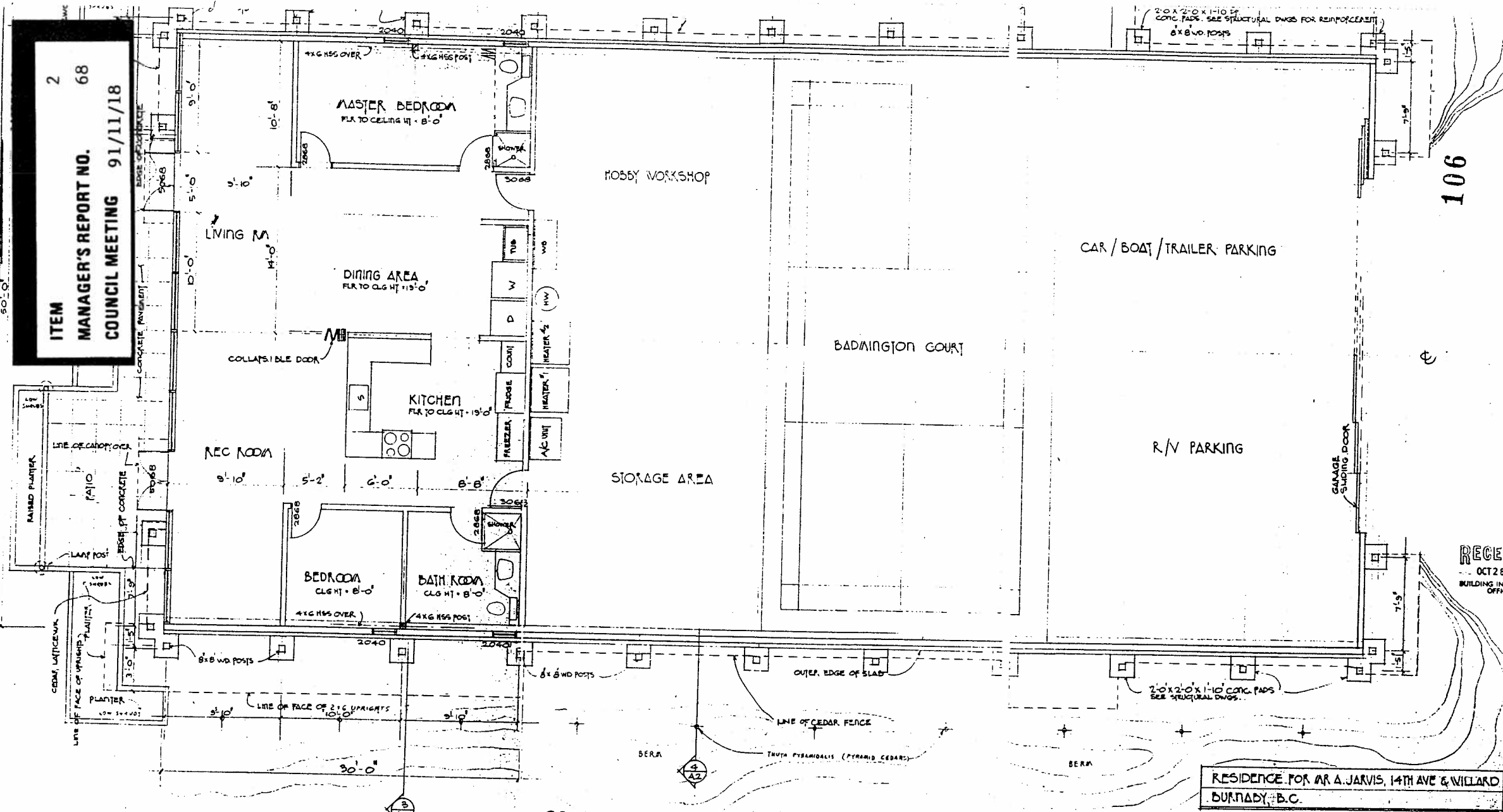
A. L. PARR, DIRECTOR
PLANNING AND BUILDING


RBM/jce
Attach.

cc: Chief Building Inspector

ATTACHMENT 1

ITEM 2
MANAGER'S REPORT NO. 68
COUNCIL MEETING 91/11/18



106

RECE.
OCT 28
BUILDING IN
OFFICE

RESIDENCE FOR MR. A. JARVIS, 14TH AVE & VILLARD
BURNABY, B.C.

ITEM 2
MANAGER'S REPORT NO. 68
COUNCIL MEETING 91/11/18

ATTACHMENT #2

107



4949 Canada Way, Burnaby, B.C. V5G 1M2
Building Department

FAX: (604) 294-7986
Telephone: (604)
294-7147

1991 October 09

REGISTERED RETURN

Mr. Adrian Jarvis
1130 Stratford Avenue
Burnaby, B.C.
V5B 3X8

Re: Proposed New Residence at
6178 - 14th Avenue, Burnaby

Inspection of the subject site on 1991 October 09 revealed that concrete has been poured and framing commenced without inspection or approval in contravention of Section 5.(1)(d) of the Burnaby Building Bylaw No. 6333. A subsequent review of our files also revealed that Building Permit B 68370 issued 1989 October 30, which originally authorized construction, has since expired.

I must therefore advise, as noted on the inspection notice posted on site, all construction is herewith suspended under Section 3.(5) of the Building Bylaw pending application and issuance of a new building permit and correction of outstanding objections regarding the construction completed to date.

Building Permit B 68370 for the construction of a new dwelling was issued on 1989 October 30. Considering the unusual nature of the proposed construction, the permit was issued subject to the installation of an exterior facade and landscape treatment to relate to the residential character of the surrounding properties. A subsequent forms inspection was conducted on 1990 November 08 approximately 12 months after issuance of the building permit, at which time the forms were noted as complete but not approved and a forms survey was required. As no call for re-inspection was received, this department conducted a progress inspection on 1991 April 16 at which time it was noted that no progress had been achieved and that concrete had not been poured. This inspection revealed that no construction had taken place in the intervening 5 months since our inspection of 1990 November 08. Therefore, Building Permit B 68370 had expired. Section 4.(5) of the Burnaby Building Bylaw states that every permit shall be void:

- (a) if construction has not been started within 90 days from the date of issuance of the building permit.
- (b) if construction is discontinued or suspended for a period of 90 days or more.

6178 - 14th Avenue
1991 October 09 - Page 2
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Completion of the forms, pouring of concrete and commencing of the framing without inspection or approval is in violation of Section 5.(1)(d) of the Burnaby Building Bylaw which states:

5.(1) every person shall:

- (d) give at least 1 days notice to the building inspector and obtain his inspection and approval of construction:
 - (i) after the forms for footings and foundations are complete, but prior to the placing of any concrete therein;
 - (ii) after removal of formwork from concrete foundation and installation of perimeter drain tiles, but prior to back-filling against foundation.

Prior to the issuance of a new building permit and removal of the suspension notice you are required to complete the following:

1. Submit two complete sets of working drawings in application for a new building permit. The drawings are to include details of the exterior facade and landscape treatment.
2. Submit a letter of assurance from a professional engineer registered in the Province of B.C. certifying that the forms and placement of concrete in the foundations were inspected and found to be in compliance with the 1985 B.C. Building Code, and in compliance with the requirements outlined in the soils report submitted by CTI Construction Testing and Inspection.
3. Submit a B.C. Land Survey certificate showing the location of the foundations on the site relative to property lines and the slab elevation.

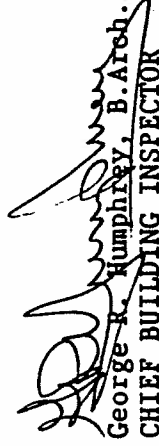
Considering the lack of progress to date, we will require in addition to the above, submission of a letter of commitment to complete the project, including facade and landscape treatments as outlined on the approved drawings within a specified and agreed to time frame.

Your early attention to the items noted above will enable us to issue you a new building permit and therefore allow you to continue construction with a minimum of delay.

Please contact Mr. Al Lane, Supervisor, Plan Checking at 294-7147 or the undersigned at 294-7158 should you require any assistance.

GRH:lm

cc: Municipal Manager
Municipal Solicitor
Supervisor, Building Inspections
Supervisor, Plan Checking


George R. Humphrey, B.Arch.
CHIEF BUILDING INSPECTOR

