

Regarding complaints on Stride Avenue sites at 19th Street, 18th Street, and 16th Street, staff have mitigated concerns as follows:

2.1 Installation of Safety Fence

Building Inspection staff have directed the developer to secure the excavation site in accordance with the Building Bylaw Code.

2.2 Unsafe Operation of a Motor Vehicle

Unsafe operation of a motor vehicle was brought to the developer's attention. Operation of unlicensed vehicles on a public roadway was referred to the R.C.M.P.

2.3 Illegal Parking

Parking concerns around the site are maintained by Municipal Parking Patrol on a complaint basis and vehicles are ticketed and/or towed as is appropriate.

2.4 Excessive Noise

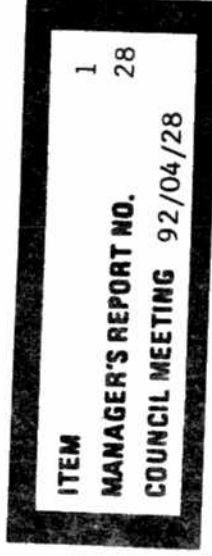
The Acting Chief Public Health Inspector reports as follows:

"Upon reviewing the correspondence from Mr. Brian Favelle and the Environmental Health Services' records for the properties noted to be of concern, we would state the following.

Our records indicate that a total of five complaints were received regarding construction noise at property located on south-east corner of Stride Avenue and 19th Street. Furthermore, three construction noise complaints were received from the sites located at Stride Avenue and 18th Street, and Stride Avenue and 16th Street, respectively.

During the investigations of complaints, the developers and the site contractors for the above noted properties were informed of the Burnaby Noise or Sound Abatement Bylaw requirements. All of the above site were subsequently placed on our twenty-four hour response list. The complainants were then notified regarding procedures of contacting staff in an event that noise related activities from these sites occur past the times noted in the Bylaw. All of the complainants were satisfied with response by staff regarding their concerns.

Mr. Favelle, who is not one of the complainants noted on our records, has been contacted and briefed on call-out procedures as they relate to the noise from the above noted construction site. Mr. Favelle is also satisfied regarding staff's response on this issue."



2.5 Dirty Roads

Excessive soil, gravel and dust on the roadway has been swept and flushed on a regular basis, and cleaning is usually conducted at the end of each working day.

At times, particularly during long periods of rain, the roads around construction sites become very muddy. This has been the case on Stride Avenue during the excavation period, and during the times that the sewer and water services were installed on Stride Avenue at both 19th Street and 16th Street.

2.6 Traffic Safety

Concern regarding safe access to roadways and sidewalks adjacent to Stride Elementary School was the result of installation of new sewer and watermain construction on Southpoint Avenue. Municipal and School staff met with the road contractor to discuss ways to minimize disruption to students and to establish a safe pedestrian route. It was agreed that the sidewalk adjacent to the school would be temporarily closed for 1-2 weeks.

During this closure, the opposite sidewalk was blocked with construction materials. When staff were made aware of this, the site contractor was immediately notified to remove construction materials from the sidewalk and Municipal right-of-way.

3.0 CONCLUSION

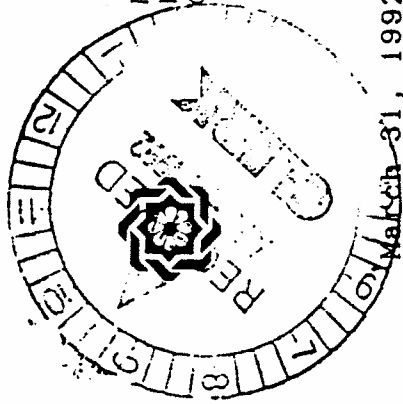
Other than the ongoing issues of the uneven pavement and dusty conditions associated with this site, all outstanding issues mentioned in the letter have been addressed. Final road construction including sidewalks is currently underway on Stride Avenue at 18th Street and at 16th Street with anticipated completion by the end of April. During the roadworks on Stride Avenue there will be temporary road closures and re-routing of traffic, to accommodate reconstruction. Closures typically apply during working hours only and emergency vehicles may take access at all times.

Staff sympathize with area residents regarding the increase in trucks, dust and noise that are associated with construction sites, particularly the Stride/Southpoint area, and will continue to monitor this site on a regular basis, taking the appropriate action when problems arise.


DIRECTOR ENGINEERING

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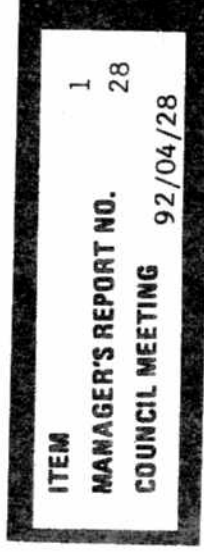
cc: Director Planning & Building Inspection
Director Admin. & Community Services
A/Chief Public Health Inspector



MEDINA
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Dear Mayor Copland and Alderpeople

Thank you for taking time from your busy schedule to read and hopefully address our letter of concern regarding the many problems we are having in our neighborhood.

We are members of a forty-four unit family housing co-operative (Medina Housing Co-operative) located at 7095 Stride Ave. Medina has been in the center of a construction zone that resembles a war zone more than a quiet neighborhood for over a year. Two projects started simultaneously last spring; the new hydro complex directly across 19th St., and a large townhouse complex at 18th St. directly opposite our complex. As well, construction began shortly after this on another townhouse two blocks from us on 16th St. and Stride Ave. Finally, in late December of 1991, construction of a very large townhouse complex began directly beside our complex at 19th and Stride.

Due to the size of the project (Hydro) we are subjected to increasing problems with the parking and litter in the area.

We have had tremendous problems with the two construction sites closest to us (Stride and 18 St. and 19th St.). Both sites are managed by Aragon Development Corp. (1040-800 West Pender, Vancouver 683-8336, Owner Mr. Lenny Moy)

The complaints regarding the site at 18th and Stride are as follows:

1. There was no safety fence around the excavation site until we phoned W.C.B. to complain.
2. Drinking in public (after work) and leaving their cans around the street.
3. Unsafe operation of the vehicle that unloads the trucks and there was a question if the vehicles are licensed to be on a public roadway.
4. Parking in and around the fire lane access our underground parking access as well as the fire hydrant (which services two blocks).
5. Excessive noise at all hours.
6. Use of our water and electricity with out prior approval.

INTERNAL DISTRIBUTION:

- :AGENDA - 1992 APRIL 06**
- ACTING MUNICIPAL MANAGER
 - DIRECTOR ADMIN. & COMM. SERVICES
 - DIRECTOR ENGINEERING (FOR REPORT)
 - DIRECTOR PLNG. & BUILDING
 - OFFICER-IN-CHARGE, R.C.M.P.
 - ACTING CHIEF PUBLIC HEALTH INSP. (FOR REPORT)
 - FIRE CHIEF

CORRESPONDENCE AND PETITIONS
Regular Council Meeting
1992 APRIL 06

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MANAGER'S REPORT NO.	28
COUNCIL MEETING	92/04/28

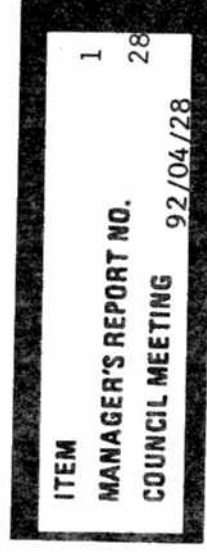
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3. Extremely poor conditions of roads around the work site;
- a) The roadway in and around 18th was never been completed properly even though work on this was done last fall. This is not only annoying but extremely dangerous.
 - b) Excessive dirt, dust rocks and glass: the dirt off the roadway could fill countless sand boxes, as well this dust creates a health hazard as we are eating, drinking and breathing constantly, particularly now with the weather getting warmer. We have a handicapped gentleman who is a employee of ours (who comes in twice a week) that tries to keep our side- and underground parking areas clean and he cannot keep up to the mess that is left behind.

As a good example of the problem that exist with this construction site, we have enclosed this set of pictures taken on December 17, 1991 on and around Stride and Eighteenth. The appliances that you see are estimated at one-third of the requirement to finish this project. Therefore, this may possibly happen again in the near future. When we try to approach the individual operators they tend to tell us where to put it. As for the management company they will talk until they turn blue in the face about the good intentions they have but the following day it is just as bad.

As for the site at the corner of Stride and Nineteenth (we are surrounded by this, as it is on either side of us) is again under the management of Aragon Development and we are starting all over again with this mess. Here is a list of problems to date with this site:

1. Excessive noise from trucks at all hours (5:45 A.M.- 10:00 P.M.) six days a week. The cement trucks and gravel trucks arrive early and sit out front idling their engines.
2. Early starts and late finishes (particularly on Saturdays.
3. Again the problem of dirt arises (Please see above).
4. Unsafe access to roadways sidewalks and to Stride Elementary. Also this creates problems for commuters trying to gain access to the Skytrain station and for mothers pushing baby strollers. There have been many occasions where the roadway and sidewalks have been impassible at the same time. *Available in Clerk's office.
5. Excessive dirt, dust and rocks on roadway (as above)



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The site at Stride and Fifteenth which is controlled by Macleans Management (136 West 3rd, North Vancouver) is also a sore point with the residents of the area. Here is the list of the problems that we can see.

1. Blocking the road, forcing detours with out prior notice to the residents who use the road nor advising your own staff. By doing this they force the large trucks from Aragon to use the back lanes which is very tight for them.
2. Leaving heavy equipment on the roadway at night with out proper safety lights for vehicle traffic including emergency traffic.
3. The small rocks on the road are picked up in tires of passing cars and throwing at pedestrians and other cars.
4. The pot holes in the road and the poor paving between fourteenth and Nineteenth is very poor that it creates a hazard for residents of the area.
5. Very poor flag people creating problems for drivers.

If these problems were to arise at the construction site of Metrotown or next door to yourselves I we are sure you would be just as upset as we are. There is know doubt in our minds that these two sites managed by Aragon are the worst in the lowermainland bar any including the aforementioned Metrotown, Hydro site and the Expo site.

We would appreciate any thing you can do for us as I have contacted almost every department at City Hall sometimes more than once or twice. (Fire Dept., Police, Road and Streets, Street Lighting and Traffic Signals, Buildings, Planning, Engineering, and Health. One of our members, Connie Jorsvik, has been in contact with Alderman Doug Evans on a fairly regular basis. He has helped out tremendously, but the problems still arise on a regular basis and we desperately need these issues to be discussed and acted upon by the entire council Furthermore, since the staff at Burnaby take phone numbers you would think they would have the courtesy to contact the complaint with the results that are expected.

Also, the problems with the delinquents in the area is quite bad, in fact we are calling the police almost every Friday and Saturday night. We are hopping the opening of Eighteenth will eliminated this problem. It is no doubt that the closing of Stride at Nineteenth as created this problem.

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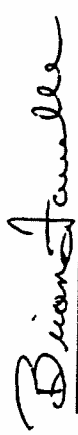
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Finally, the Co-op is losing revenue from the vacancies as members are put off by the conditions of the area.

Again your help in making our neighborhood a safe and clean place to live is greatly appreciated.

Yours sincerely,
On behalf of the members of
MEDINA HOUSING CO-OPERATIVE



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