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MANAGER'S REPORT NO.	20
COUNCIL MEETING	94/03/28

TO: CITY MANAGER 1994 MARCH 22

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: 4422 AND 4428 DUNDAS STREET, BURNABY, B.C.

PURPOSE: To respond to Council's request for a report on residential construction debris at 4422 and 4428 Dundas Street.

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RECOMMENDATION:

- 1) THAT a copy of this report be forwarded to Beverly and Norman Robertson, 4425 Triumph Street, Burnaby, B.C. - V5C 1Z8.

R E P O R T

1.0 BACKGROUND:

At the regular Council meeting of 1994 March 14, Council received a letter dated 1994 March 04 from Beverly Robertson of 4425 Triumph Street. Ms. Robertson expressed concern about the accumulation of refuse across the lane at 4428 Dundas Street. The debris is associated with the construction of two houses. This report provides a response to Ms. Robertson's concern and comments on the regulation of refuse at residential construction sites.

2.0 RESPONSE TO THE COMPLAINT:

Staff from the Building Division conducted a site visit at the subject premises on 1994 March 09. Currently, two single family dwellings are under construction at 4422 and 4428 Dundas Street. Building Permits B77704 and B77705 were issued on 1993 November 22 for the construction.

During the above-mentioned inspection, no debris was noted on the lane separating the 4400 block Dundas and 4400 Triumph Streets. However, the rear yards of 4422 and 4428 Dundas Street did contain amounts of construction-related waste materials. The contractor, who was on site at the time, said he was aware of the neighbour's concern and had already made arrangements to dispose of the waste.

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An Environmental Health Inspector also inspected the premises (on 1994 March 01) and noted no off-site building debris or litter. The Inspector advised Ms. Robertson to contact the Health Department if the building debris was not removed after completion of construction, or if the debris migrated off-site.

A follow-up inspection by the Building Division on 1994 March 16 confirmed that the site had been cleaned and all refuse removed.

3.0 REGULATION OF REFUSE AT RESIDENTIAL CONSTRUCTION SITES:

The production of waste materials is unavoidable during construction. It is standard industry practice to leave some material on site until a project nears completion. In most cases, an adequate level of site cleanliness and safety is maintained. Where accumulations on-site reach unacceptable levels, the Building Inspector may delay further inspections until the site has been cleaned up. This could entail directing repeat offenders to provide a bin prior to completion.

Requiring all builders of single and two family dwellings to place bins on job sites for the duration of construction would be costly and could be impractical. As noted above, in most instances it would seem unnecessary, and the added cost could well be reflected in an increase in the cost of housing. A potential supply problem might also arise in providing bins to all residential construction sites in Burnaby. A bin left on site for many months may attract illicit use and abuse and become more of a neighbourhood detriment than benefit.

4.0 CONCLUSION:

While the construction sites at 4422 and 4428 Dundas Street have been cleaned up, the Planning and Building Department concurs with Ms. Robertson's position that a neighbourhood must be respected during construction and that waste generation needs to be minimized. To this end, the Building Division is pursuing opportunities to inform homeowners and builders of their responsibilities for the control and safe disposal of construction waste.

Further to the City Manager's Report No. 75 (Item #17) of 1993 December 20, staff are developing information materials on environmental design considerations, recycling and waste management procedures for homeowners, builders and developers. Burnaby is also an active participant in the G.V.R.D.'s current study of illegal dumping of construction and demolition waste. This study will consider the generation and disposition of ordinary residential construction waste.

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These activities, together with monitoring waste build-up during building inspections, should ensure that residential construction sites are maintained in a clean, safe condition. When debris moves off-site, the Environmental Health Department will investigate and require corrective actions where necessary.

On 1994 March 23, a staff member of the Building Division met with Mr. Robertson to explain the information contained in this report. Mr. Robertson said he was satisfied with the condition of the sites across the lane and appreciated the City's response to their concern.

This is for the information of Council.



D.G. STENSON
DIRECTOR PLANNING AND BUILDING

TDA:ap

cc. Chief Building Inspector
Chief Environmental Health Officer

