

ITEM 15

MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 19/73

15. Re: Curbs in Condominium Areas
Green Tree Village - Forest Lawn Housing Development
Rezoning Reference #1/72

Following is a report from the Director of Planning regarding standards for curbs in condominium developments.

Appearing elsewhere on this Agenda is a presentation made by Mr. P.F. Hogan, for John H. Haiste and Associates Limited, on the subject of this item. The material submitted by Mr. Hogan which appeared on the March 12 Agenda is attached for convenient reference by the Council.

RECOMMENDATION:

THAT installation of curbs to Municipal standard be established as a prerequisite to the subject rezoning.

* * * * *

PLANNING DEPARTMENT

MARCH 15, 1973

OUR FILE: RZ 1/72

RE: CURBS IN CONDOMINIUM AREAS
GREEN TREE VILLAGE - FOREST
LAWN HOUSING DEVELOPMENT
REZONING REFERENCE #1/72

In a letter of March 9, 1973 to the Municipal Clerk the applicant has requested that the use of extruded concrete curbs bearing directly on the asphalt paving be permitted in the drives and parking areas of this condominium project instead of concrete curbs to the Municipal Standard.

It is the opinion of the Planning Department that the proposed extruded concrete curb is classified as temporary curb. The Municipal Engineer concurs with this opinion. Extruded concrete curb requires more maintenance than Standard Municipal curbs as it is not as strong, cross-sectionally, as the Standard Municipal curb and is very much subject to breakage as evident by experience with similar type curbs on various streets particularly in the Capitol Hill area.

Further, in the case of condominiums, the original developer/contractor does not have any legal responsibility for the maintenance of curb quality after the initial guarantee period and after all units have been sold. The intent of the recommended use of curbs to the Municipal Standard is to ensure that condominium owners are not faced with high maintenance costs.

It does not appear reasonable to assume that condominium owners should be willing to accept a lower standard of services (i.e. curbs) than that provided to, say, single-family dwelling owners due to a technical differentiation in ownership. It will be recalled that condominium owners look to the Corporation when they feel they have been sold a poor quality facility. Such a complaint came from new owners of a condominium development near Broadway and Holdom.

Recommendation

That the installation of curbs to the Municipal Standard be required as a prerequisite to this rezoning.

Respectfully submitted,

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING

KI/mp
c.c. Municipal Engineer

31

Page 3

DELEGATIONS (C)

Regular Council Meeting

March 12, 1973

ITEM 15

MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 19/73

2 (c)
JH

JOHN H. HAISTE & ASSOCIATES LTD.
CONSULTING ENGINEERS
NORTH VANCOUVER - LEEDS, U.K. - LAGOS, NIGERIA

1583 Pemberton Avenue
North Vancouver, B.C.
Telephone 980-2518

March 9, 1973

Mr. J. H. Shaw
Municipal Clerk
District of Burnaby
4949 Canada Way
Burnaby, B.C.

Dear Sir:

RE: DAWSON DEVELOPMENTS LTD., GREEN TREE VILLAGE

On Monday March 12th, 1973 the above project will appear before Council for fourth reading and we request that this letter be submitted to the Mayor and Council at the same time. If for some reason the project does not go for fourth reading we request that this letter be held until such time as presentation is made.

For the curb in the private roads of the condominium area of this site we have recommended the type which has been successfully used for many years for full municipal service by The District of North Vancouver. Also this curb has been used in many heavy duty parking areas such as the Park Royal Shopping Centre car park.

We have in fact, at the request of your Planning Department, added dowelling arrangements to give additional stability to the curb; a sophistication which is not found necessary by other extensive users.

With this letter we append copies of correspondence with your Planning Department which show clearly that we are convinced that the type of curb recommended is more than adequate for this part of the development.

On two occasions we obtained the distinct impression from the staff of your Planning Department that our recommendation had been accepted. So convinced were we of this that tenders have been called for the work in the condominium area including the type of curb recommended.

... 2

18

JH

TO: Mr. J. H. Shaw

Page 2

Mr. M. H. Campbell, P. Eng. the Assistant Municipal Engineer for the District of North Vancouver has offered to take the staff of your Planning and Engineering Departments around his municipality to illustrate where this type of curb has been successfully used. Also to show where problems have been experienced with this curb to show that the conditions that caused the problems do not exist in the location for which we are recommending this curb. This offer has not yet been taken up.

The essence of the point in question is:- Will the curb recommended be a permanent installation for the location under consideration. It is our contention that the answer to this is irrefutably yes. The question which appears to have been put to your Engineering Department is:- Is the curb recommended (costing approximately \$.80 per foot) as robust as the municipal curb (costing approximately \$4.00 per foot). The answer to this question is no.

The costs involved are drastically different and it will mean the expenditure of thousands of extra dollars on this project alone if curb to the Burnaby municipal standard is installed, rather than curb to a standard accepted by other municipalities. It should be stressed that we are considering only the curb in private roads; roads which are not the responsibility of the municipality to maintain. On many condominiums these private roads are found perfectly acceptable without any concrete curb whatsoever.

It is our request that the Mayor and Council carefully consider this matter and give approval to the curb recommended, bearing in mind that this is the first phase of a development which will involve Dawson Developments Ltd. for a number of years.

Yours very truly,

JOHN H. HAISTE & ASSOCIATES LTD.
Per:*(Signature)**for P. P. Heenan, P. Eng.*

PPH:ed

P.S. I would appreciate the opportunity to address Council with respect to the contents of this letter.

Attachment to Delegation----- (5) Page 7
March 12, 1973

February 23, 1973

Mr. A. L. Parr
Director of Planning
Corporation of Burnaby
4949 Canada Way
Burnaby, B.C.

Dear Mr. Parr:

RE: DAWSON DEVELOPMENTS LTD., GREEN TREE VILLAGE

As you are aware it was our proposal that extruded curb dowelled into the blacktop should be adopted for the condominium area of the above development. This proposal was accepted by your Mr. K. Ito and a tender has been called on this basis.

Now we find that you have vetoed the decision made by Mr. Ito and currently require a different type of curb to be installed.

As described in our letter dated February 7th, 1973 to Mr. Ito we have discussed this matter in detail with Mr. M. H. Campbell, P. Eng. the Assistant Municipal Engineer of the District of North Vancouver, where they have installed miles of this curb. Maintenance on the curbs in North Vancouver is almost exclusively limited to street intersections in those areas where grades are in excess of 15% and the manoeuvrability of snow removal equipment is difficult. On areas of reasonable grades there is virtually no maintenance required.

Mr. M. Campbell has offered to discuss this matter with you and your Engineers and to take you around condominium developments in the Municipality and on certain truck routes where these curbs are installed.

Attachment to Delegation
March 12, 1973

(c) Page 2

ITEM 15

MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 19/73

TO: Mr. A. L. Parr

Page 2

Mr. Campbell is in fact the owner of a condominium unit and has many reassuring comments to make on the operation and maintenance of a condominium development which would probably dispell many of your points of concern.

We suggest, therefore, that a meeting be held with Mr. Campbell, since the costs involved in providing the suggested alternative curb will be considerable on this development and other such developments in Burnaby.

Yours very truly,

JOHN H. HAISTE & ASSOCIATES LTD.
Per:

P. F. Hogan, P. Eng.

PFH:ed

Attachment to Delegation
March 12, 1973

(c) Page 9

March 1, 1973

Mr. A. L. Parr
Director of Planning
Corporation of Burnaby
4949 Canada Way
Burnaby, B.C.

Dear Mr. Parr:

We enclose herewith copies of our correspondence on the curbs proposed for Green Tree Village Condominiums.

As discussed at our meeting on February 27th, we give below our reasons for holding to the original recommendation that these curbs be installed as agreed with your Mr. Ito.

1. Type has proved satisfactory in municipal situations with the exception of certain conditions which do not apply on this project.
2. Type has proved satisfactory over many years service in parking areas such as Park Royal where extremely heavy use occurs.
3. It is not practical to use the curb recommended by your Engineering Department for the roads under consideration.
4. This is a relatively expensive development similar to those on the North Shore and, because of this it is anticipated that funds will be readily available from the residents' maintenance dues for the operation of the Condominium. Therefore, it is not anticipated that approaches will be made by residents to the Municipal Council for services or attention.
5. Dawson Developments have a reputation to protect and will not allow substandard or unsatisfactory workmanship to exist on this development; particularly

ITEM 15

MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 19/73

Attachment to Delegation
March 12, 1973

(c) Page 10

TO: Mr. A. L. Parr

Page 2

since they will be involved on this site for a number of years.

6. If after some time it is clearly established that the curbs are not satisfactory, and it can be shown that this dissatisfaction is due to the type of curb rather than construction problems, an alternative curb will be installed in other phases of this development.

As agreed at our meeting on February 27th receipt of the above information will enable you to approve the type of curb proposed without the necessity to involve the Engineering Department or Council.

Yours very truly,

JOHN H. HAISTE & ASSOCIATES LTD.
Per:

F. F. Hogan, F. Eng.

PFH:ed
Encls.

cc: Mr. E. Hnatiuk; Dawson Developments Ltd.

Attachment to Delegation
March 12, 1973

(c) Page 11

ITEM 15
MANAGER'S REPORT NO. 21
COUNCIL MEETING Mar. 19/73

February 23, 1973

Mr. A. L. Parr
Director of Planning
Corporation of Burnaby
4949 Canada Way
Burnaby, B.C.

Dear Mr. Parr:

RE: DAWSON DEVELOPMENTS LTD., GREEN TREE VILLAGE

Further to our letter dated February 22nd, 1973
and to our telephone discussion on February 23rd, 1973
it is confirmed that we will take up the matter of curbs
in the condominium area with Mr. V. Kennedy, P. Eng.
your Assistant Municipal Engineer.

Yours very truly,

JOHN H. HAISTE & ASSOCIATES LTD.
Per:

P. F. Hogan, P. Eng.

PFH:ed
cc: Mr. V. Kennedy, P. Eng.

Attachment to Delegation
March 17, 1973

(c) Page 12

February 23, 1973

Mr. M. H. Campbell, P.Eng.,
Assistant Municipal Engineer,
355 West Queens,
North Vancouver, B.C.

Dear Mr. Campbell:

RE: DANSON DEVELOPMENTS LTD., GREEN TREE VILLAGE

Thank you for spending time discussing curb construction and maintenance in North Vancouver as it relates to condominium development in the District of Burnaby.

Your offer to discuss the matter with the Planning and Engineering staff of Burnaby is very much appreciated, since this topic could involve the expenditure of considerable sums of money on the above mentioned development and all such developments constructed in Burnaby in the future.

Yours very truly,

JOHN H. HAISTE & ASSOCIATES LTD.
Per:

P. F. Hogan, P.Eng.

PFH:ed

cc: Mr. E. Hnstiuk
Mr. V. Kennedy, P.Eng.
Mr. A. L. Parr

February 7, 1973

Mr. K. Ite
Planning Department
District of Burnaby
4949 Canada Way
Burnaby, B. C.

Dear Mr. Ite:

RE: DAWSON DEVELOPMENTS LTD., GREEN TREE VILLAGE,
BURNABY, B. C.

Reference is made to our discussions on February 6th, 1973 concerning the type of curb proposed for the condominium area of the above project. The cross section and type of curb proposed is identical to the one utilized by the District of North Vancouver on the vast majority of roads within that Municipality.

Before a decision was made to use this kind of curb within the condominium area we consulted with the Engineering Department at the District of North Vancouver and established that they found the curb satisfactory. As a result of our enquiries with this Department we are convinced that this curb is more than adequate for this application and would recommend that you contact Mr. M. H. Campbell, Assistant Municipal Engineer for the District of North Vancouver and confirm that they find the curb satisfactory.

We have checked with the Burnaby Engineering Department about the suitability of this curb for the condominium application and find that they are not prepared to express an opinion.

Since our meeting on February 6th, 1973 we have given considerable thought to this aspect of the Green Tree Village development and wish to stand by our recommendation that this type of curb be adopted for the private roads within this development.

Yours very truly,
JOHN H. HAISTE & ASSOCIATES LTD.
Per:

P. F. Hogan, P.Eng.

PFH;ed
cc: Mr. E. Hnatiuk; Mr. M. H. Campbell, P.Eng.