

19. Re: Letter dated March 19, 1973 from Mr. L.J. Westwood, Lake City Industrial Corporation Limited - Warehouse Project
Brighton Avenue and Government Road, Lake City Industrial Corporation Limited

Appearing on the Agenda for the April 9, 1973 meeting is a letter dated March 19, 1973 from Mr. L.J. Westwood, of Lake City Industrial Corporation Limited, outlining the contributions the Company has made to the Municipality in order to obtain Preliminary Plan Approval for the above development and requesting that, because of this, the Corporation bear the cost of reconstructing Government Street between Brighton Avenue and the easterly boundary of the property owned by the Company.

In regard to the comments in the letter from Lake City Industrial Corporation Limited regarding storm sewer construction, it is a normal requirement for developers to pipe water courses and it is always required to design the pipe size to handle all upstream drainage. No contribution towards such cost is ever made by the Municipality.

The following is the report of the Planning Director dated April 6, 1973 in this respect.

RECOMMENDATIONS:

THAT the cost of constructing Government Road to 46 foot standard between Brighton Avenue and the east property line of the subject site remain the responsibility of the developer as previously established; and

THAT Lake City Industrial Corporation Limited be provided with a copy of this report.

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MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Planning Department
April 5, 1973
Our File: 13.250/10

Dear Sir:

RE: WAREHOUSE PROJECT
BRIGHTON AVENUE AND GOVERNMENT STREET
LETTER FROM L. J. WESTWOOD DATED
MARCH 19, 1973

BACKGROUND

Council on 14 November 1972 received a report from the Planning Department relative to the above captioned matter and subsequently adopted the recommendations contained therein. A copy of this report is attached for your information.

To reiterate it was recommended that:

- a) Council initiate the construction of Brighton Avenue from the Loughheed Highway to Winston Street under Local Improvement and that the applicants for the warehouse development deposit their share of the Local Improvement Charges with the Corporation prior to issuance of development permits, and
- b) the Developer be required to pay the total cost of the improvement of Government Road to 46' standard from Brighton Avenue to the east property line of the subject parcel and that the total cost be deposited with the Corporation prior to issuance of Building Permits (this has been done).

The requirement for construction of these streets was made on the grounds that the existing street services were inadequate to physically accommodate the types and volumes of traffic that would be generated by the proposed warehouse complex.

As far as Brighton Avenue was concerned the Corporation had included plans in the 6-Year C.I.P. to widen and upgrade Brighton from the Loughheed Highway to Government Street to act as a major industrial collector serving the Winston Street Industrial enclave and the cost of this work was therefore felt to be justifiably the Corporation's responsibility. Government Road, on the other hand, was not planned for improvement until the completion of the Gaillard Way-Stormont Interchange Link, and therefore it was the warehouse development itself that precipitated the need for full standard road service to the captioned property on Government Road allowance and that the

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MANAGER'S REPORT NO. 27

COUNCIL MEETING Apr. 9/73

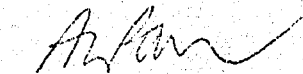
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cost of its construction be the sole responsibility of the developer.

RECOMMENDATION:

THAT the cost of constructing Government Road to 46 foot standard between Brighton Avenue and the east property line of the subject site remain the responsibility of the developer as previously established.

Respectfully submitted,



A. L. Parr,
DIRECTOR OF PLANNING.

KAF:bp
Attach.

MANAGER'S REPORT NO. 74
COUNCIL MEETING NOV. 1971
ITEM 19
MANAGER'S REPORT NO. 27
COUNCIL MEETING Apr. 9/72

20. Re: Widening of Brighton Avenue and Government Road
P.P.A. #1827, D.L. 10, Rem of 82, Plan 36262

Following is a report dated November 10, 1972, from the Director of Planning regarding proposed improvements to Brighton Avenue and Government Road.

Item numbers 21 and 22 following are part of this proposal and are dependent upon the passage of this item.

RECOMMENDATIONS:

THAT Council initiate the construction of Brighton Avenue - Lougheed to Winston - under the Local Improvement Program and that the applicants for the warehouse proposal deposit with the Corporation prior to issuance of any permit, their share of the Local Improvement Charges and agree in writing to support the L.I.P. scheme; and

THAT the developer be required to pay the total cost of the improvement to a 46' standard on Government Road from Brighton to the east boundary of the warehouse site, as shown on Sketch B, and that the total cost be deposited with the Corporation prior to the issuance of Building Permits.

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MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

RE: WIDENING OF BRIGHTON AVENUE AND
GOVERNMENT ROAD - P.P.A. #1827
D.L. 10, Rem. of 82, Plan 36262

BACKGROUND

The Planning Department currently has under active consideration a development proposal for the construction of a large warehouse facility of approximately 150,000 square feet, on the parcel of land at Lougheed and Brighton, shown illustrated on the attached Sketch A. It is the applicant's intention to introduce approximately 50,000 square feet of retail space in this building once the amendments presently before Council to permit the use are adopted. This development proposal, because of the nature of the use and the extremely large floor areas involved, has made provision for the parking of in excess of 300 passenger vehicles and the loading and unloading of about 10 medium to large sized trucks. The areas in which these two exterior uses are accommodated are generally separated from each other with the parking area taking primary access from Brighton Avenue and secondary access from Government Road and the loading area taking access strictly from the Government Road frontage.

The Engineering Department and the Planning Department have determined that the existing road services to this site are of inadequate standard to facilitate suitable traffic circulation to and from the site without causing major congestion on the existing streets. It was therefore concluded that in order to physically accommodate this development and control the accompanying generated traffic volumes to Brighton Avenue and Government Road, these two streets would have to be upgraded.

The current 6-Year Capital Improvement Program proposes that a Local Improvement be initiated by the Corporation in 1972 to finance the widening and upgrading of Brighton Avenue from Lougheed to Winston to full design standard but no provision has been made for the financing of any Government Road widening east of Brighton.

As both of these streets require upgrading to accommodate the proposed warehouse and retail facility, it is necessary for financial arrangements to be made on the financing of this work prior to the issuance of development permits.

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DEVELOPMENT CONSIDERATIONS

Brighton Avenue

Brighton Avenue has been designed as the major connection between the Lougheed Highway and the Winston industrial collector route serving the Industrial Area flanking Winston from Sperling Avenue to Brighton Avenue. It is to consist of two 23 foot pavements, a 14 foot median and a 5 1/2 foot sidewalk on the west side only and includes street lighting and storm sewer construction. The 14 foot median is to be a raised median designed to control access to and from the fronting properties and to guide traffic flows at the major intersections.

The Treasurer has prepared a Local Improvement Cost Report for this widening in accordance with the Section 601 of the Municipal Act. The total estimated cost of the work has been set at \$112,000.00 with the Corporation's share of the total sum, if the Local Improvement carries, being \$107,842.00, the owner's share on the east side being \$3,120.00 and the owner's share on the west side being \$1,038.00.

Government Road

The upgrading of Government Road beyond the Brighton Avenue intersection has not been scheduled in any Corporation plans. It is currently developed to interim standard with a 20 foot paved cap centered on the existing 66 foot right-of-way. The current development proposal has, however, precipitated the need for an upgrading of Government Road to full 46 foot standard for a distance of approximately 655 feet as shown in Sketch B attached. This widening would facilitate control of the vehicles using the loading area at the south of the structure through the introduction of curbs and defined access crossings and enable physical access to the site without causing major traffic congestion on the street.

The Engineering Department is preparing an estimate of the cost of this construction work but as yet no specific figure is available. The financing of this road widening is of course not included in the 6-Year Capital Improvement Program, nor was it intended to be included. Because of the need for this service to be provided concurrent with the proposed development, firm financing arrangements must be made prior to commencing construction.

RECOMMENDATION

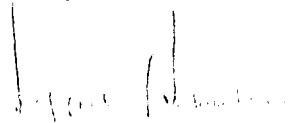
Brighton - Lougheed to Winston

It is recommended that the Council initiate the construction of this street under the Local Improvement Program and that the applicants for the warehouse proposal deposit with the Corporation prior to issuance of any permit, their share of the Local Improvement Charges and agree in writing to support the L.I.P. scheme.

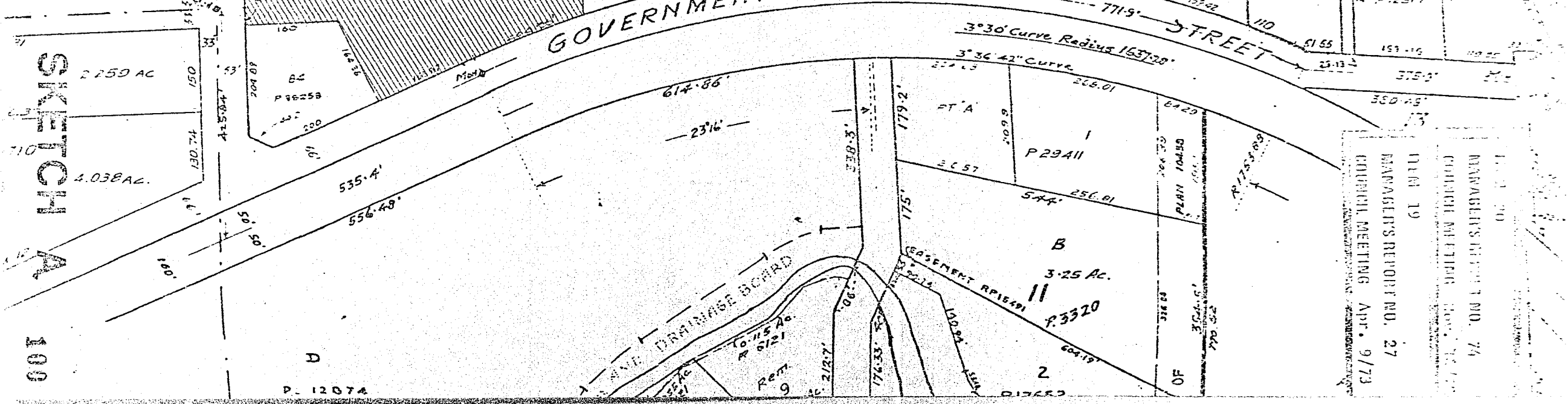
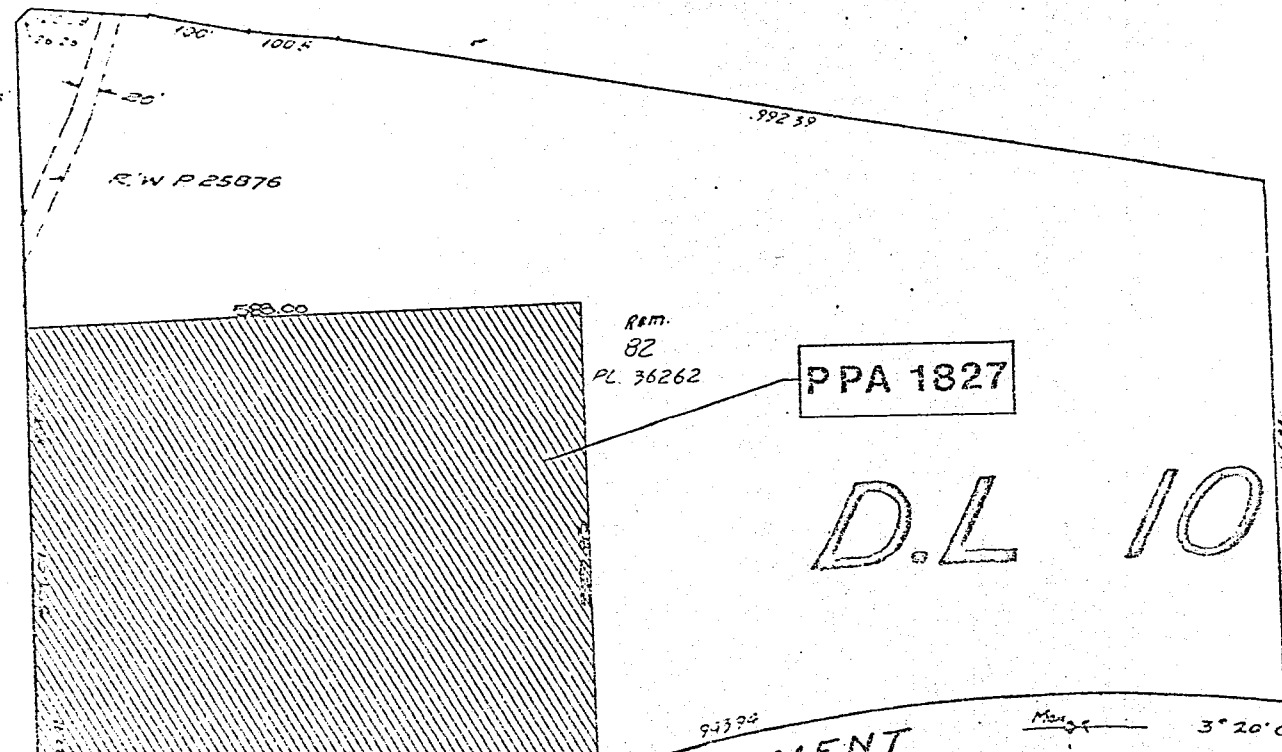
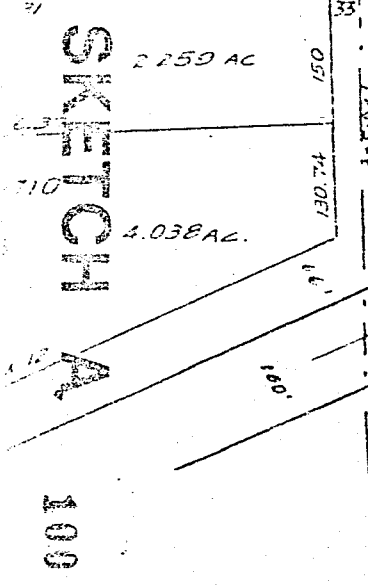
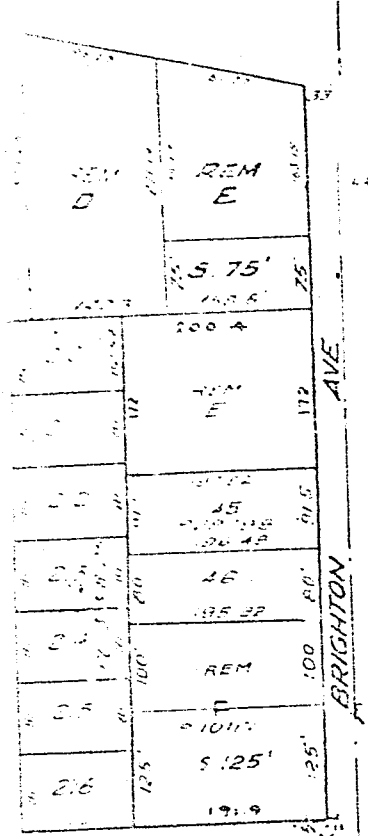
Government Road

It is recommended that the developer be required to pay the total cost of the improvement to a 46' standard from Brighton to the east boundary of the warehouse site, as shown on the attached Sketch B, and that the total cost be deposited with the Corporation prior to the issuance of Building Permits.

Respectfully submitted,


A. L. PARR,
DIRECTOR OF PLANNING.

KAF:bp
Attach.

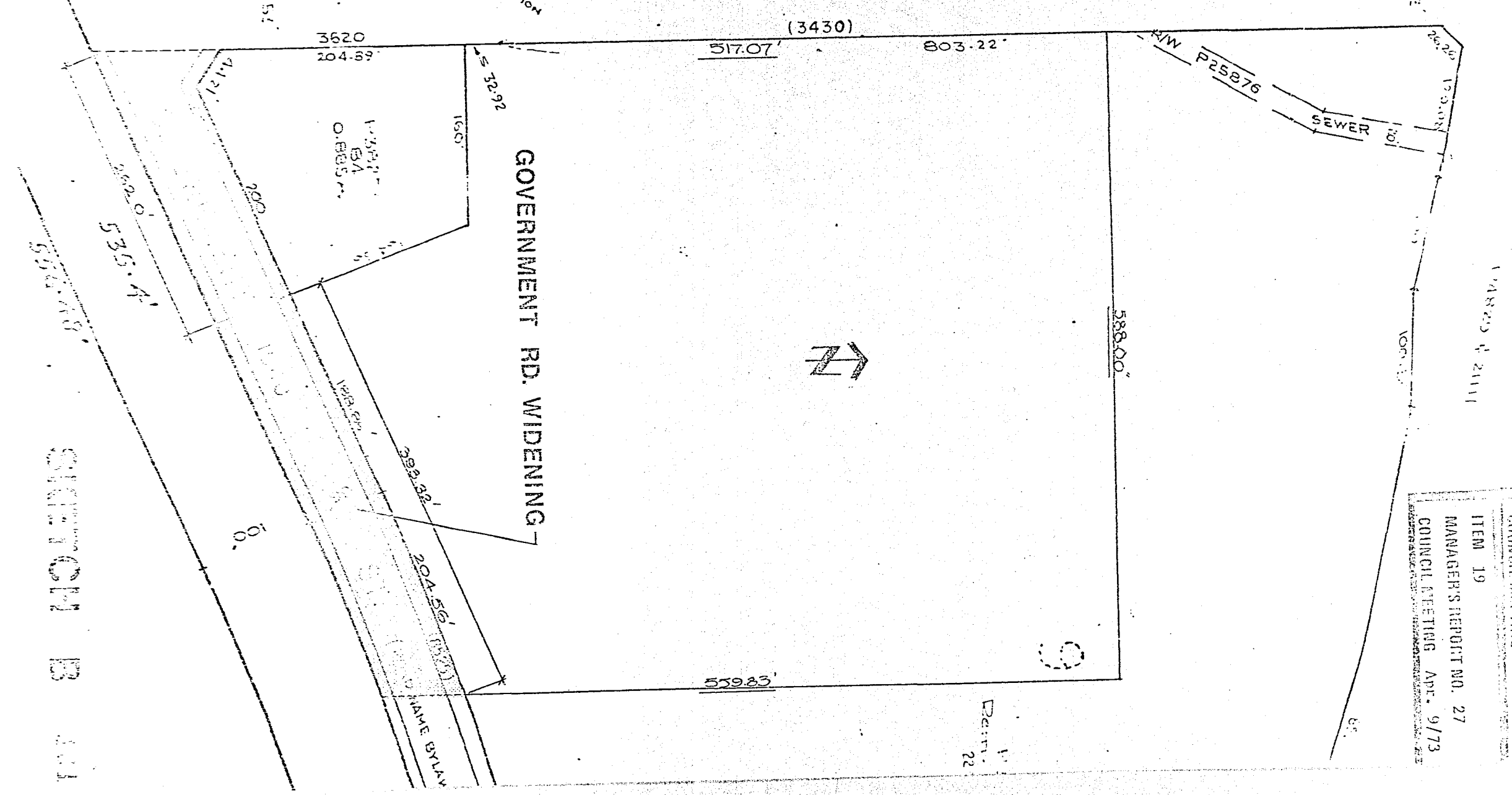
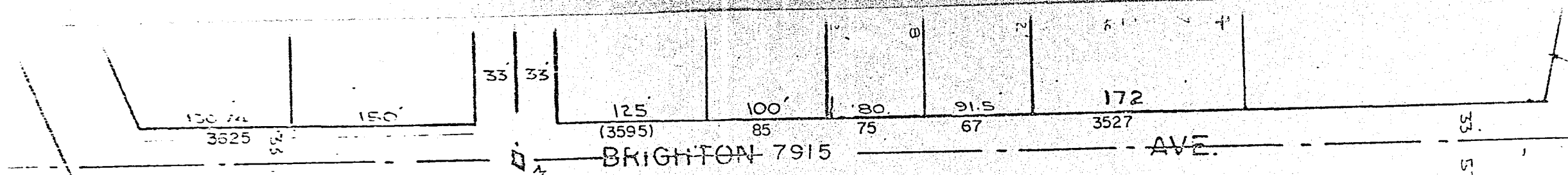


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WIDENING 13TH AUG 1964

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SECTION B 401

GOVERNMENT RD. WIDENING

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