

Re: Kincaid Street Extension
Burnaby General Hospital

ITEM 16
MANAGER'S REPORT NO. 59
COUNCIL MEETING Sept. 9/74

The following is a report of the Director of Planning, dated September 6, 1974, regarding the above.

For the reasons outlined in the report; namely, that the Hospital is prepared to dedicate approximately an acre of land for future Kincaid Street extension and to create a road bed for the proposed road using material excavated from the construction site, the Municipal Manager is prepared to recommend that an appropriation be made from the Capital Improvement Program Surplus to construct this portion of Kincaid Street east of MacDonald Avenue. This recommendation is made because of the specific circumstances in this case and there is no suggestion that we should change our basic policy of requiring new developments to pay all of the costs associated with them.

We are advised that the B.C. Hospital Insurance Service is quite adamant that this road is not part of the cost of construction and, therefore, they are not prepared to assist in its construction. This means that the total cost would fall on the Regional District unless this recommendation is adopted. Incidentally, as far as the parking ramp itself is concerned, the B.C.I.H.S. is basically loaning the necessary funds with the thought that the operation will pay it back over time.

RECOMMENDATIONS:

THAT the Municipality pay for the cost of the extension of Kincaid Street east of MacDonald Avenue at an estimated cost of \$90,000 subject to the Hospital dedicating approximately one acre of land for future Kincaid Street extension and constructing as much as possible of the road bed for the proposed road to the specifications of the Municipal Engineer by using the suitable material excavated from the Hospital construction site; and

THAT this work be financed from the C.I.P. Surplus; and

THAT approval not be considered as a precedent, but rather solely for the Burnaby General Hospital.

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TO: MUNICIPAL MANAGER

September 6, 1974

FROM: DIRECTOR OF PLANNING

SUBJECT: KINCAID STREET EXTENSION
BURNABY GENERAL HOSPITAL ACCESS.

In conjunction with the planned phased construction of major additions and improvements to the Burnaby General Hospital, an application has been received for Preliminary Plan Approval for a parking garage structure in the south central portion of the site, to the east of the present hospital parking area. The construction of this facility as the first stage of the program is necessitated by the fact that the proposed support facilities structure is to be sited in an area presently occupied by surface parking, and that the parking spaces that would be displaced must be provided for in advance at an alternate location. In order that the development of the full new facility proceed without delay, we are attempting to expedite the approval of the first stage parking structure.

A number of the requirements for approval of the initial structure have now been satisfied (such as provision of a comprehensive conceptual plan for the overall project, agreement on site dedication for road development, agreement on a landscape concept, and the like). Final approval will now be dependent on concluding certain operational matters, and reaching agreement on the construction of a portion of new access road, necessary to provide street access to the new driveway and parking structure.

This portion of road is an extension of Kincaid Street east of MacDonald Avenue, and is to lie within a new alignment proposed to angle slightly north of due east from the present intersection of Kincaid and MacDonald. A future eastward extension of this road beyond the proposed parking entrance is considered

to be the responsibility of the Municipality, as a part of the Municipal street system. However, the Regional Hospital District has been asked to construct that portion of new road which will be required at this time to provide the principal access to its new facility, as no provisions have been made by Burnaby for constructing this street at this time.

This request is consistent with normal development requirements for sites which require the provision of road or other off-site services to support or give access to the new development.

In response, we are informed that the Regional Hospital District is requesting that the Municipality agree to paying the cost of the road extension. It has been pointed out that the intended role of this hospital within the structure of hospital facilities throughout the Regional District, is to provide care and medical facilities primarily for Burnaby residents, and that as such, the Municipality should provide the road necessary for this first stage as a part of the normal street network. Further, it should be noted that the dedication of approximately an acre of land for future Kincaid Street extension has been agreed to by the Hospital District, and that an offer has been made to create the roadbed for the proposed road using material excavated from the hospital construction site, thereby affording a saving in ultimate construction cost to the Corporation for the balance of the road.

The Municipal Engineer has provided a very preliminary estimate of \$90,000 for the cost of this new portion of 36-foot road to the proposed driveway, together with attendant street lighting, and storm sewer east to an existing watercourse, and the upgrading of Kincaid Street west to Ingleton Avenue to a finished 36-foot standard. It should be understood that this figure is very approximate at this time, and further detailed study will be necessary to furnish a more definite figure.

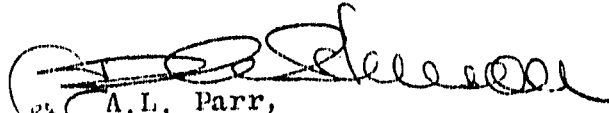
The capital funding for the hospital construction program is being provided by the Regional Hospital District, in accordance with normal policy, and the request by the District that the Municipality assume the cost of constructing the road improvement is being presented as a special case, in line with the reasoning presented above.

As the hospital improvements are considered urgent and long overdue, we are anxious to have this matter clarified as quickly as possible, and would appreciate an expression of Council's wishes in this regard.

It is considered most important that, if Council does agree to bear the cost of these road works, it be understood that this position applies in view of present circumstances for the Burnaby General Hospital only, and does not represent a precedent for the Corporation assuming responsibility for off-site costs in any future projects sponsored by other levels of government in the Municipality.

Would you please present the foregoing to the Council for direction.

AWP.
DGS:rj


A.L. Parr,
DIRECTOR OF PLANNING.