

Re: LETTER DATED AUGUST 11, 1975 FROM DUNHILL DEVELOPMENT CORPORATION LIMITED, 123 EAST FIFTEENTH ST., NORTH VANCOUVER BURNABY 200 COMMUNITY PLAN
(ITEM 31, MANAGER'S REPORT NO. 53, AUGUST 18, 1975)

The report of August 14, 1975 with respect to the request of Dunhill Development Corporation Limited to commence clearing, grubbing, grading and placement of preliminary sub-base on the main collector road which runs through the project, was written under pressure of time. Today, your Acting Manager has had conversations with all of those concerned, including the Municipal Solicitor (who has just returned to office), and he is now of the opinion that it is unnecessary to place the restrictions as recommended, other than as follows.

A letter of understanding to the effect:

2. a) THAT the construction of all roadways in the project will be undertaken in a manner which will preserve as many of the existing trees on the rights-of-way as possible. To this end, the road designs are to be offset generally on the south side of the rights-of-way. The rights-of-way are to only be initially cleared for a distance of 18' on either side of the design centre line of the roadways. Subsequent clearing where required may only take place once a firm fence has been erected at the edges of the design slopes as per the approved engineering drawings;
- b) THAT suitable and appropriate bridging of the watercourses will be provided for in the engineering drawings and that the design of these bridges will be approved by the Engineering Department and the Planning Department; and
3. THAT Dunhill Development Corporation Limited deposit with the Municipality a letter of credit or certified cheque in the amount of the clearing contract including the placement of the sub-base, together with the requisite 4% inspection fee, with the understanding that this deposit shall not be construed as fulfilling the bonding requirement for subdivision approval, but rather as securing the initial construction phase for the main collector road only, in conjunction with this specific approval.

The misunderstanding between Dunhill Development Corporation Limited's negotiators and our Land Agent with respect to the land north of Gaglardi Way has been straightened out with Mr. Westwood of Dunhill Development Corporation Limited. It was a misunderstanding.

RECOMMENDATION

1. THAT Dunhill Development Corporation Limited be given the right to commence clearing, grubbing, grading and placement of preliminary sub-base on the main collector road running through the Municipal lands concerned and that Dunhill Development Corporation Limited provide a letter of understanding embodying the recommendations above.