

ITEM	3
MANAGER'S REPORT NO.	62
COUNCIL MEETING	1980 10 06

RE: PROPOSED CONSTRUCTION OF A TEMPORARY ACCESS ROAD ACROSS MUNICIPAL LANDS
 FROM GOVERNMENT STREET
 KESWICK PARK/SCHOOL SITE
 REQUEST FROM NORWOOD CONSTRUCTION
 REZONING #26/75

The following report from the Director of Planning is in response to a request for permission to construct a temporary road across municipal lands.

RECOMMENDATION:

- 1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
1980 OCTOBER 01
 FROM: DIRECTOR OF PLANNING
 RE: REQUEST FROM NORWOOD CONSTRUCTION FOR PERMISSION TO CONSTRUCT
 A TEMPORARY ACCESS ROAD ACROSS MUNICIPAL LANDS (KESWICK PARK/
 SCHOOL SITE) FROM GOVERNMENT STREET
 R.Z. #26/75

1.0 RECOMMENDATION:

THAT the Municipal Solicitor be authorized to prepare and execute an agreement between the Municipality and Norwood Construction of 2425 Quebec Street, Vancouver, B.C., to permit Norwood to construct a temporary road across the Keswick Park/School site under the terms outlined in this report.

2.0 SUMMARY:

Norwood Construction Limited has requested permission to construct a temporary access road across Municipally-owned lands in the Government Street/Cardston Street area to facilitate access and reduce the impact of the construction activities near the "115 Place" 244 unit high-rise residential project at 9380 Cardston Street. The Planning and Parks Departments support this request provided that certain conditions are met.

3.0 BACKGROUND:

The contractor for the "115 Place" housing development has requested the use of Municipal lands to improve access to the second phase of the 244 unit project which is composed of two twenty-storey towers.

Norwood's request states:

"Access to the site is presently available along the driveway to the McInnes Place development at the west end of Cardston Street. As the project progresses, construction traffic along Cardston and the driveway will increase. Also, with the prospect of further construction on the north side of Cardston, the likelihood of congestion (and its side-effects, such as noise and dust) increases. Because the north tower (near Cardston) is scheduled to be completed first, it would be to a further advantage to gain construction access from the south (Government Street) to complete the second phase.... This road would be required until approximately February, 1982".

This would involve the construction of a temporary roadway composed of either crushed stone or hog fuel (wood waste) 5 meters (16 feet) wide by approximately 107 meters (350 feet) long. The route proposed on the attached sketch is considered to be the best in terms of minimizing the impact on trees in this area.

- 3.1 The development site is bounded on two sides by Municipal land. While it would be possible to have the contractor utilize the regular permanent access points, the driveway access from Cardston Street to the phase two tower passes close to both the existing townhouses to the west and the phase one tower. The use of this driveway for construction vehicles would inevitably create an inconvenience to nearby residents. (refer to attached sketch)
- 3.2 The Municipal Park/School site is largely forested with a mixture of alder and some coniferous trees. Portions of the cleared land have fill deposited. The construction of the temporary roadway will entail the removal of a strip of young alder trees which are approximately 10 to 15 cm (4 inches to 6 inches) in diameter at their base. It would not be necessary to remove any larger trees. The narrow width of the roadway would reduce the impact of the tree removal.

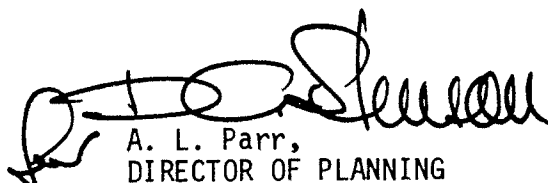
It is anticipated that the site will not be required for park or school development during the next eighteen months.

4.0 PROPOSED TERMS:

It is proposed that Norwood Construction's request for a temporary roadway be permitted under the following conditions:

- that Norwood enter into an agreement for an 18 month period with the Municipality for the use of the land at a cost to Norwood of two thousand dollars (\$2,000). the revenue is to be used for the subsequent development of the future park.
- that Norwood submit a payment to the Engineering Department to cover the cost of replacing the existing curb and gutter along Government Street.
- that Norwood post a refundable Letter of Credit of \$8,000 to ensure that no damage is done to the land or adjacent Municipal land or trees (except as described) or other works and that the site is restored to its natural condition upon completion of the lease.
- that Norwood provide a survey of the land involved in the agreement and that a suitable fence such as snow fencing be installed and maintained at all times along both sides of the roadway to limit the vehicle movement to the land covered by the agreement.
- that Norwood be required to carry insurance coverage for the roadway area which is acceptable to the Municipal Solicitor.
- that Norwood agrees not to store any building materials or equipment on the leased land or the Municipal lands.

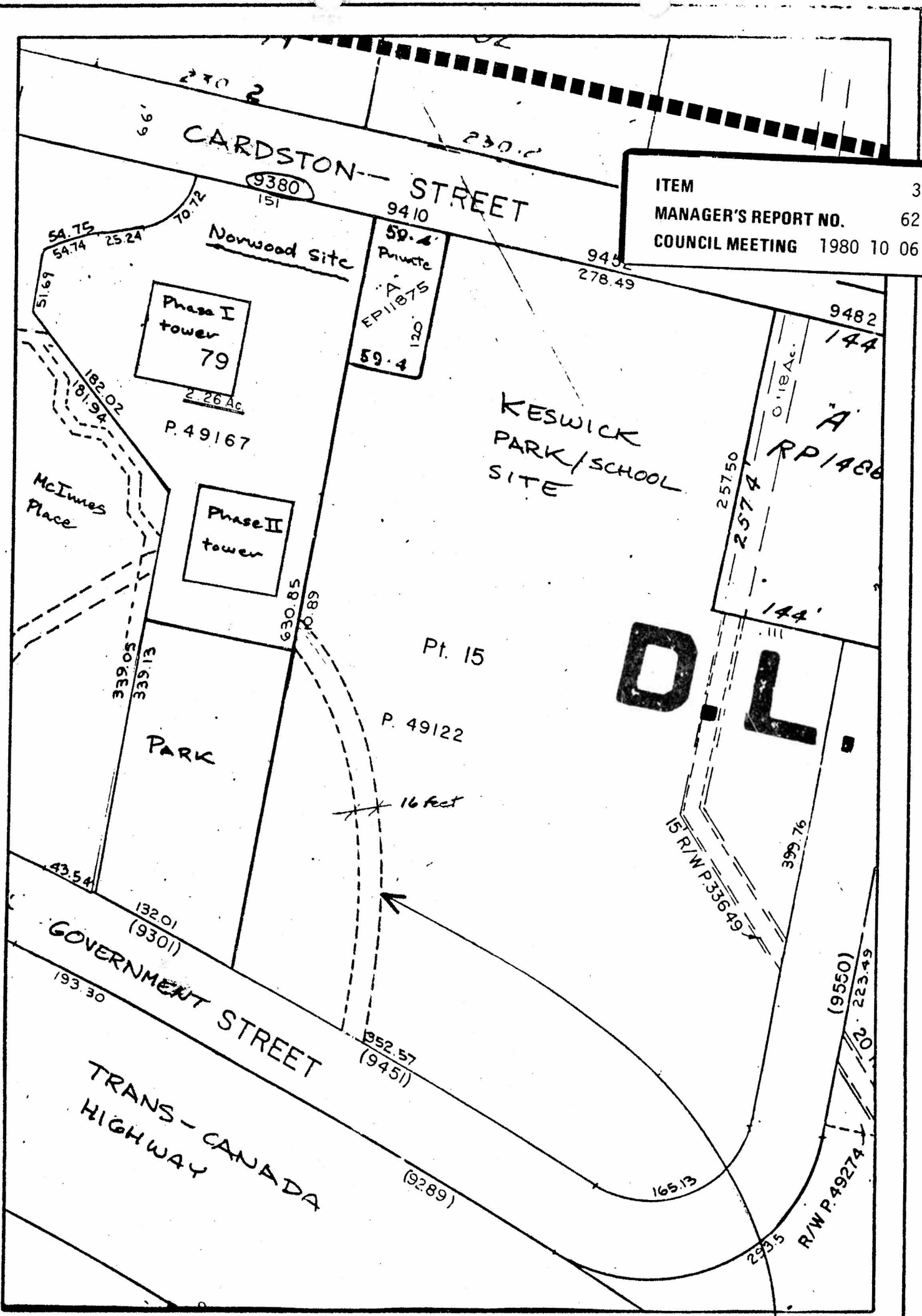
The Municipal Solicitor has stated his general agreement to the procedure outlined in this report. Norwood Construction has been advised of the general terms proposed.


A. L. Parr,
DIRECTOR OF PLANNING

BR:ad

Att.

cc: Parks & Recreation Administrator
Municipal Engineer
Municipal Solicitor
Chief Building Inspector



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Date
1980 09 30

Scale
1:100

Drawn By



Burnaby Planning Department

Proposed temporary access road location
 Norwood Construction Site
 9380 Cardston Street



