

RE: UPGRADED STANDARD FOR NORTH BERESFORD STREET
RELATED PROPERTY AT 6595 BONSOR AVENUE
REZONING REFERENCE #24/74 AND
SUBDIVISION REFERENCE #40/75

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1984 MAY 22

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: UPGRADED STANDARD FOR NORTH BERESFORD STREET
RELATED PROPERTY AT 6595 BONSOR AVENUE
REZONING REFERENCE #24/74 AND
SUBDIVISION REFERENCE #40/75

RECOMMENDATION:

1. THAT the Director Engineering be authorized to pursue the construction with the developer's contractor of a 14 metre wide pavement instead of the 11 metre wide pavement originally determined for the North Beresford Street frontage abutting the development site at 6595 Bonsor Avenue (RZ#24/74) with the additional costs of widening to be obtained from Capital Contingency as noted in this report.
2. THAT Council approve Work Order #60-09048 with an estimate of \$15,000 to be charged to Special Roads budget Item 60-09, with funds to be provided from Capital Contingency.

REPORT

The subject rezoning for a high-rise apartment with ancillary commercial podium development was granted Final Adoption of the rezoning bylaw on 1975 April 14. After many years of being held in abeyance, the construction of this development is now underway and is substantially complete. One of the original requirements of this development was the upgrading of North Beresford Street along this site frontage to a 11 m (36 ft.) wide pavement standard for a length of approximately 230 ft.

The start of construction of these roadworks by the developer's contractor is imminent. As a result of our recent on-going analysis of Metrotown core-related roadworks, the minor widening of North Beresford Street to a 14 m (46 ft.) wide pavement standard is necessary. We have been able to contact the developer's contractor in time and are able to report that if the Municipality can move quickly to obtain the necessary approvals and commitment of funds, this needed widening can be achieved at a modest additional cost. Otherwise, in future a separate widening contract would be required and be both inefficient and more costly.

UPGRADED STANDARD FOR
NORTH BERESFORD STREET RELATED
PROPERTY AT 6595 BONSOR AVE.

ITEM 6

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The Director Engineering reports on this matter as follows:

"The developer's contractor has, through his consulting engineer, given a preliminary estimate of \$15,000. as the additional amount required to construct a 14 metre pavement instead of the 11 metre pavement which he was originally required to build.

The developer has stated that he will participate in constructing the wider standard at this time on the condition that he does not incur any additional expenses. This Department believes that to be a reasonable request and accordingly would recommend that the Municipality share in the construction of this block of Beresford."

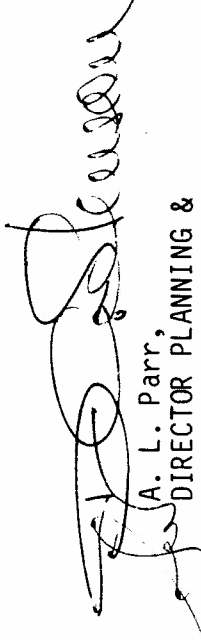
In consultation with the Director Finance, it is proposed that the cost of the above project (\$15,000.00) be charged to Special Roads projects, work order #60-09048, with the financing to come from Capital Contingency. The preliminary estimate of \$15,000. is considered to be reasonably accurate but is subject to confirmation or minor adjustment in light of a detailed contract price.

In conclusion, this is an opportune time to assure the upgraded standard from a 11 metre to a 14 metre width before the planned road construction work proceeds and at an advantageous cost to the Municipality. There is some urgency in receiving Council's approval to this work, since the road construction is to start imminently.

ALP
KI/g1

Attachment

cc: Director Finance
Director Engineering


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

