

ITEM SUPPL. 17
MANAGER'S REPORT NO. 15
COUNCIL MEETING 87/03/02

RE: LETTER FROM MR. E.N. MCLEAN, GENERAL MANAGER, QUADRANT DEVELOPMENT,
9140 BRIDGEPORT ROAD, RICHMOND, B.C. V6X 1S1
CURRENT STATUS OF REZONING REFERENCE NO. 19/83A
QUADRANT DEVELOPMENT, 3960 CANADA WAY
UNDERGROUND WIRING
(Item 13, Report No. 72, 1986 December 08)
(Item 21, Report No. 48, 1984 July 23)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 FEBRUARY 25

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: CURRENT STATUS OF REZONING REFERENCE #19/83A
QUADRANT DEVELOPMENT; 3960 CANADA WAY
UNDERGROUND WIRING SITUATION

RECOMMENDATIONS:

1. THAT a copy of this report be provided to:

Quadrant Development
9140 Bridgeport Road
Richmond, B.C.
V6X 1S1

REPORT

1.0 BACKGROUND:

On 1986 December 08 Council received a report recommending a policy to require developers to provide pre-constructed underground ducts in areas where major overhead power and telephone lines abutted sites for which rezoning applications were being considered. This matter was discussed by Council at an informal meeting.

Arising from discussion at its informal meeting on 1987 February 17, Council directed staff to make enquiries and to investigate alternative approaches to funding projects to underground wiring in redevelopment areas, and to report back. Additionally, staff were requested to provide information on the scope of such initiatives in the Community Plan areas. Pending consideration of a further report, Council indicated that it would carry on in accordance with present procedures, in which prerequisite conditions are established for rezoning applications on an individual-case basis.

Council requested that a status report on Rezoning Reference #19/83A be prepared which has had Second Reading and which has the prerequisite that the overhead wiring abutting the site along Canada Way be placed underground.

2.0 EXISTING SITUATION:

Rezoning Reference #19/83A is an amendment rezoning the primary purpose of which is to adjust the project design and increase the density of the overall development by approximately 9%. This project has been built in a number of phases and up to this point all the requested permits for construction have been provided based upon the density permitted in the original RZ#19/83 zoning density. The purpose of doing this has been to avoid delaying the construction while the matter of the underground wiring prerequisite to RZ#19/83A was resolved.

The developer of the project has now reached the point in the construction where subsequent phases will require that the amendment rezoning be completed in the next four to six weeks if any delays are to be avoided.

3.0 PROPOSED DIRECTION:

On 1987 February 20 staff met with representatives from Quadrant in order to address the situation. A series of potential alternatives were discussed and it was agreed that updated costs for either pre-ducting or undergrounding the Canada Way lines would be obtained from B.C. Hydro and the B.C. Telephone Company. This information has been formally requested.

Upon receipt of the current cost estimates from the utility companies, a meeting will be held with the developer to review the information and a report outlining possible alternative solutions will be made to Council. By these means we will strive to obtain a result which is acceptable to the developer from a cost viewpoint and acceptable to the Municipality in terms of being consistent with other similar undergrounding situations.

It is anticipated that it will be possible to report back to Council by mid-March. Quadrant Development staff are aware of this situation.

This is for the information of Council.



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ALP
BR/DGS/js