

RE: LETTER FROM QUADRANT DEVELOPMENT WHICH APPEARED ON THE AGENDA FOR THE
MARCH 02ND MEETING OF COUNCIL (ITEM 4 i)
UNDERGROUND WIRING PREREQUISITE TO REZONING REFERENCE NO. 19/83A
3960 CANADA WAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 JUNE 03

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: UNDERGROUND WIRING PREREQUISITE TO REZONING REFERENCE #19/83A
3960 CANADA WAY
QUADRANT DEVELOPMENT

RECOMMENDATION:

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

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

REPORT

1.0 BACKGROUND:

Appearing elsewhere on this agenda is a report which proposes an overall policy for pursuing undergrounding of major overhead wiring systems in conjunction with contributions from the Municipality, developers of adjacent property and, if possible, the Provincial Government.

The purpose of this report is to outline how the proposed policy would be implemented in the case of this development.

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 cost of the underground wiring prerequisite to RZ#19/83A was resolved. On 1987 March 02 Council received a letter from Mr. E. McLean of Quadrant Development expressing concern over the timing of the rezoning and offering to post a bond for a portion of the proposed undergrounding costs.

The developer of the project has now reached the point in construction where subsequent phases will require that the amendment rezoning be completed in the next few weeks if any delays in construction are to be avoided. We have now obtained the necessary information from the utility companies to enable staff to report as follows.

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2.0 PROPOSED UNDERGROUNDING POLICY RELATIVE TO RZ #19/83A

The Canada Way frontage of this site is approximately 200 meters (656 ft.) and there is a major three phase overhead power line and a major telephone trunk cable line. Due to the size of the line and the requirements of B.C. Hydro and B.C. Telephone Co., it is only feasible to remove the entire line for a minimum distance of approximately 438 m (1437 ft.). This is the distance along Canada Way from a point west of Smith Avenue east to Curle Avenue.

The costs for the entire 438 m length are:

B.C. Telephone (preliminary estimate valid until September 1987) Line removal only	\$ 55,000
B.C. Hydro (estimate provided 87 05 28) Civil work (underground ducts) Electrical work (cable and splicing)	\$ 89,500 <u>\$ 36,400</u>
Total Project Cost:	\$180,900
Total Cost per meter:	\$ 413.01

It is proposed that developers be asked to make contributions for the underground ductwork only and that the cost be pro-rated according to their frontages along the major line. In the case of this rezoning (RZ#19/83A), the formula would be $\frac{\$89,500}{420m} = \204.34 per meter x 198 m of frontage = \$40,460.


The applicants for RZ#49/80 and RZ#72/83 which involve properties that lie along Canada Way to the west of the Quadrant site have previously paid cash deposits of \$69,772 to the Municipality towards the cost of replacing approximately 163 m of the Canada Way line underground. The cost for the ductwork only abutting these properties is approximately \$32,695. An adjustment to the two developers would be necessary which reflects the proposal to have the Municipality assist with the major line, however, this assistance would not apply to the removal costs of some low capacity lines abutting one of the sites. There are no funds on deposit from a gas station which lies along the line and the two 20 m streets are not covered. The three developers would, therefore, cover approximately \$73,155 of the \$180,900 cost, or 40.4%, with the Municipality being required in this instance to pay \$107,745, if the approach proposed in the accompanying policy report on underground wiring is acceptable to Council.

3.0 ACTION PROPOSED

It is proposed that in order to satisfy the prerequisite to Rezoning Reference #19/83A the developer be requested to install the ducts adjacent his site and provide a guarantee for the estimated cost of \$40,460. Funds for the Municipal share will need to be provided for in the 1988 Budget.

This will enable the rezoning prerequisite to be satisfied and provide a basis for pursuing this project as outlined in this report.

BR/js
cc: Director Finance
Director Engineering
Municipal Solicitor


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION