

ITEM 16  
MANAGER'S REPORT NO. 9  
COUNCIL MEETING 89/01/30

RE: CARIBOO HEIGHTS DEVELOPMENT  
7490 CARIBOO ROAD (TAILOR)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 January 23  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION File: 15.711.1  
SUBJECT: CARIBOO HEIGHTS DEVELOPMENT  
7490 CARIBOO ROAD (TAILOR)

PURPOSE: The purpose of this report is to seek authorization to pay compensation to the owners of 7490 Cariboo Road for remedial works to their garage and property, and to authorize the expenditure of money to construct a new driveway with drainage system for the property.

RECOMMENDATIONS

1. THAT Council authorize the expenditure of \$7,112 as compensation to the owners of 7490 Cariboo Road for remedial works that the owners will carry out, specifically, modifications to the garage and carport, construction of a retaining wall, and construction of a pedestrian walk, and
2. THAT Council authorize the expenditure of \$5,000 for works that the Corporation will carry out at 7490 Cariboo, specifically, construction of a new paved driveway with associated storm drainage system.

SUMMARY

As previously stated in the Manager's Report to Council of 1988 September 06 (#55, Item 23), in order to achieve the objectives of eliminating direct vehicular access from driveways to Cariboo Road, and creating lots fronting the major collector of 165 feet in depth, Council approved the posting for sale of redundant municipal lands at \$1.00 per sq. ft. for consolidation with adjacent private lands. As a result of the first posting, no bids were received from the owners of 7490 Cariboo Road and it will be necessary to repost for sale the adjacent Municipal land.

In addition, some remedial works need to be carried out by both the Municipality and the owners of the subject property. It is recommended that the Municipality replace the existing paved driveway to Cariboo and construct a new paved driveway from the rear lane with appropriate storm drainage. The value of these works would amount to \$5,000. The owners of 7490 Cariboo Road would be responsible to modify their garage and carport, and build a new retaining wall and sidewalk, and they would be compensated for these works in the amount of \$7,112. These works would not be done until the bid for the adjacent municipal land was received.

R E P O R T

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1.0 BACKGROUND

The plan for Cariboo Heights (see Figure 1 attached) envisages that the properties fronting Cariboo Road maintain a minimum depth of 165 feet, and that vehicular access be restricted to via the rear lane only. The owners of 7490 Cariboo Road, Mr. & Mrs. D. Taylor, have been approached by the Municipality to determine whether there is an interest in acquiring 336 sq. m (3617 sq. ft.) of municipal land between their old lane allowance and the newly constructed lane (see Figure 2 attached) and to remove their existing vehicular access from Cariboo Road in favour of new access from the rear lane.

The Municipality has negotiated the following agreement with the Tailors, subject to Council approval. The owners will, subject to posting, submit an offer to purchase the redundant municipal land. In addition, the Municipality would be responsible for the following:

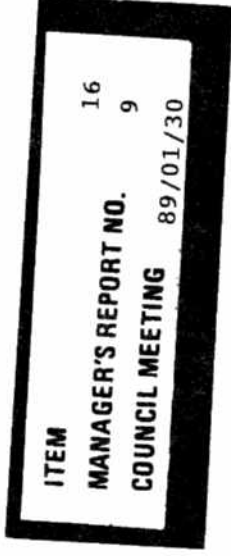
- (a) the Municipality would excavate and provide a single paved driveway with flare from the lane to the double garage and carport, with appropriate storm drainage facilities. The storm drainage facilities would include a drainage grate at the west end of the driveway, a catch basin, and a storm sewer line via a sump to the underground storm sewer system on Cariboo Road.
- (b) the Municipality would compensate the Tailors for remedial works that the Tailors would be responsible to carry out in order to accommodate the new driveway. The compensation would cover the costs of modifying the garage and carport so that access would be from the back as opposed to the front. The compensation would also cover the costs of removing a portion of existing retaining wall and building a new retaining wall along the southern property line, and building a new sidewalk from the garage to the house.

2.0 RESULTS OF CALL FOR CONSTRUCTION TENDERS

With respect to item 1.0 (a), the Municipality was able to obtain quotes from two contractors. F. P. & G. Excavating Ltd. was the lower bidder with a quote of \$5,000. V. C. Land Contractors Ltd. submitted a bid of \$6,493. (It should be noted that these tenders were provided on the basis that the eventual contract would apply to the remedial works necessary for 7480 Cariboo Road as well, which is the subject of another concurrent report.)

With respect to item 1.0 (b), the Tailors obtained three quotes for the work to be done. Provident Construction Ltd. submitted the lowest bid at \$7,112. Peterson Bros. Contracting submitted a bid of \$10,894, and G R and Associates Renovations Ltd. submitted a quote of \$7,323.

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### 3.0 CONCLUSIONS

It is recommended that Council accept the lowest bids of \$5,000 and \$7,112 for remedial works necessary to switch vehicular access from Cariboo Road to the rear lane.

As noted earlier, the land will be reposted for sale at \$1.00 per sq. ft. based on consolidation with the adjacent lot at 7490 Cariboo Road. The contract will be let once the bid for the municipal lands has been received.

### 4.0 FUNDING

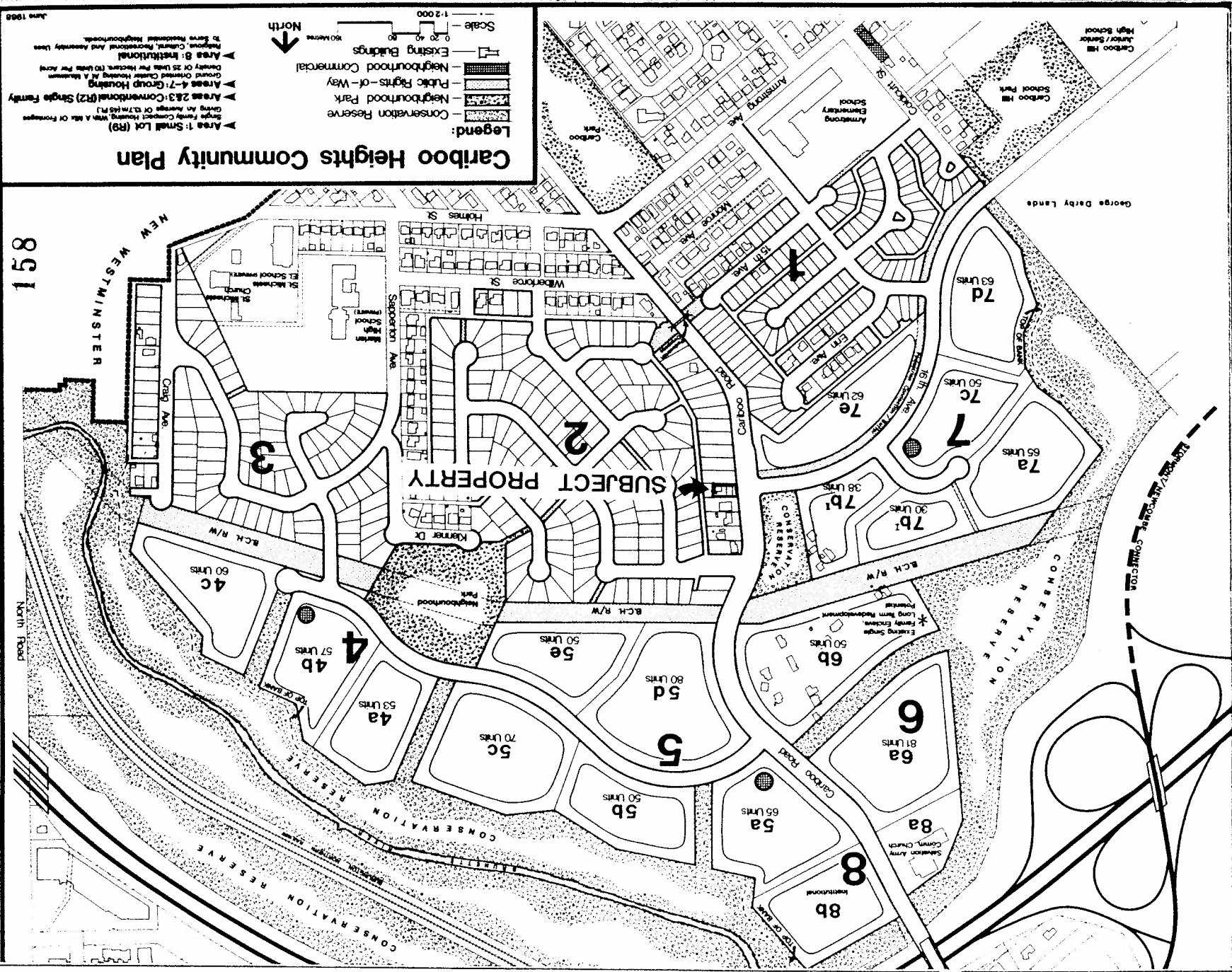
The cost of these remedial works form part of the Cariboo Heights Phase 1 project costs and monies are available from the Land Assembly and Development Program.

A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

JJS/mcb  
Attach:

cc: Director Administrative & Community Services  
Municipal Solicitor  
Director Engineering  
Director Finance  
Director Recreation & Cultural Services

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 **BURNABY** CORPORATION  
Planning & Building Inspection Department

Date: 1989 JAN. 25  
Scale:  
Drawn By:

**FIGURE 1**

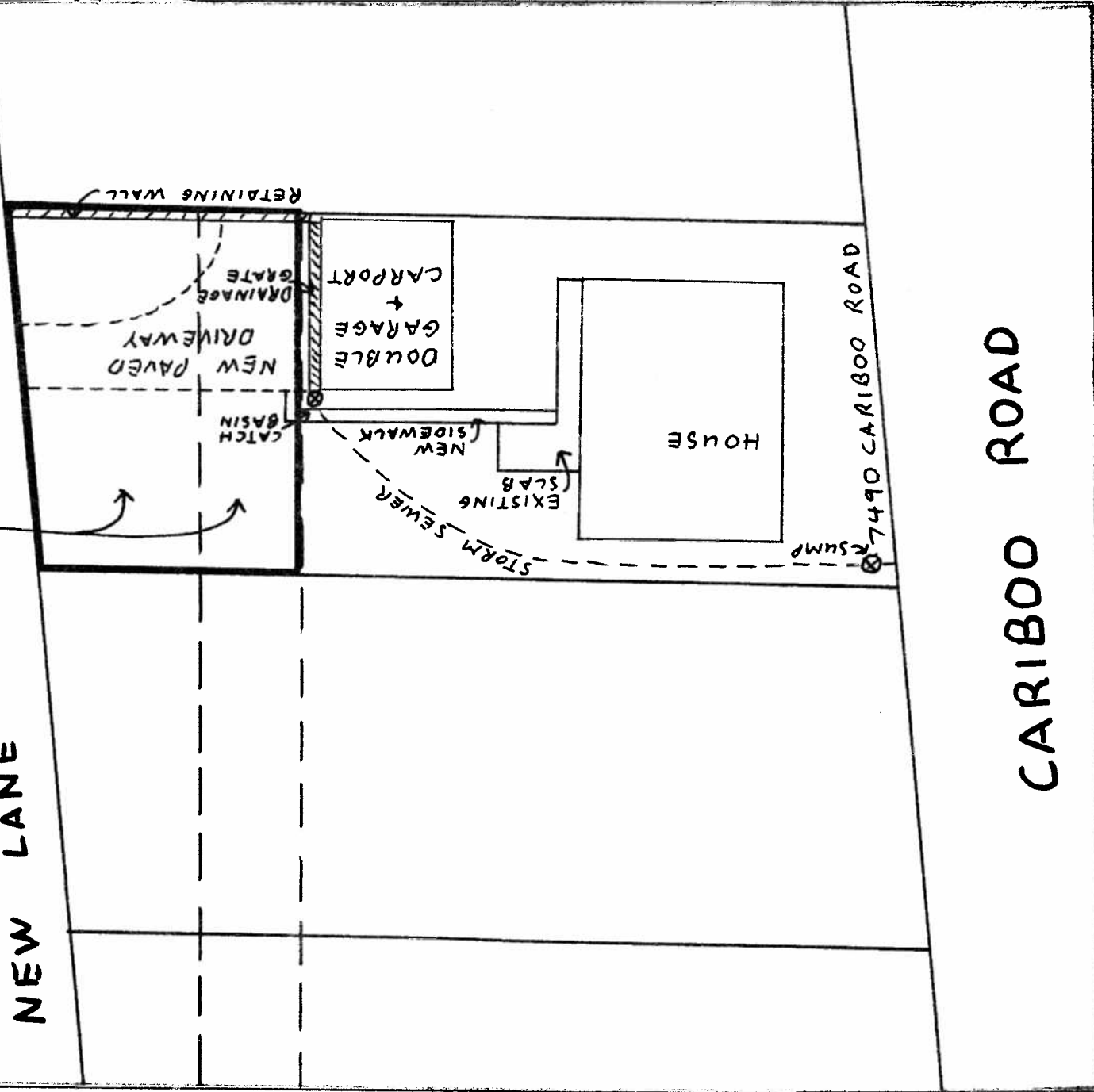
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MUNICIPAL LAND TO  
 BE POSTED FOR SALE  
 AND CONSOLIDATION

NEW LANE



Planning &  
 Building Inspection  
 Department

FIGURE 2

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REMEDIAL WORKS  
 REQUIRED AT  
 7490 CARIBOO ROAD

Date:  
 1989 JAN. 24

Scale:  
 NOT TO SCALE

Drawn By:  
*J.S.*

