

RE: CARIBOO HEIGHTS DEVELOPMENT
7480 CARIBOO ROAD (DEER LAKE HOLDINGS)

ITEM	17
MANAGER'S REPORT NO.	9
COUNCIL MEETING	89/01/30

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 JANUARY 23

FROM: DIRECTOR PLANNING & BUILDING INSPECTION File: 15.711.1

SUBJECT: CARIBOO HEIGHTS DEVELOPMENT
7480 CARIBOO ROAD (DEER LAKE HOLDINGS)

PURPOSE: The purpose of this report is to seek authorization to expend money for a new gravel driveway at 7480 Cariboo Road.

RECOMMENDATION

1. THAT Council authorize the expenditure of \$3,500 for the excavation and construction of a gravel driveway and parking area at 7480 Cariboo Road.

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 7480 Cariboo Road and it will be necessary to repost for sale the adjacent Municipal land.

It is recommended that the Municipality replace the existing gravel driveway to Cariboo Road with a gravel driveway and parking area from the rear lane. The cost of these works has been tendered at \$3,500. These works would not be done until the bid for the adjacent municipal land was received.

R E P O R T

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 7480 Cariboo Road, Deer Lake Holdings Ltd., have been approached by the Municipality to determine whether there is an interest in acquiring 298 sq. m (3208 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.



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The Municipality has negotiated the following agreement with Deer Lake Holdings Ltd., subject to Council approval. The owners will, subject to posting, submit an offer to purchase the redundant municipal land. The Municipality will be responsible to excavate and construct a gravel driveway and parking area as shown on Figure 1. The Municipality will also remove the rocks and debris and the old tree situated on the municipal land to be posted for sale.

2.0 RESULTS OF CALL FOR CONSTRUCTION TENDERS

The Municipality was able to obtain quotes from two contractors, F. P. & G Excavating Ltd. and V. C. Land Contractors Ltd. It should be noted that, as a cost saving measure, the contractors were advised that only one contractor would get the jobs for 7480 and 7490 Cariboo Road, based on the lowest tendered bid, but they should itemize their estimates for each property.


F. P. & G Excavating Ltd. submitted a total bid for 7490 and 7480 Cariboo Road of \$8,500 (\$5,000 and \$3,500 respectively). V.C. Land Contractors Ltd. submitted a total bid of \$9,188 (\$6,493 and \$2,695). Therefore F. P. & G Excavating Ltd. submitted the lower bid for both properties.

3.0 CONCLUSION

It is recommended that Council accept the bid of \$3,500 by F.P. & G Excavating Ltd. for the construction of a new gravel driveway and parking area at 7480 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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~~S-Z~~

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MUNICIPAL LAND TO BE
POSTED FOR SALE AND
CONSIDERATION

NEW LANE

PARKING

GRAVEL DRIVEWAY +

HOUSE

7480 CARIBOO ROAD

CARIBOO ROAD

Date:

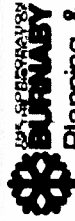
1989 JAN. 24

Scale:

NOT TO SCALE

Drawn By:

J.S.



Planning &
Building Inspection
Department

FIGURE 2

REMEDIAL WORKS
REQUIRED AT

7480 CARIBOO ROAD