



**Thind**  
PROPERTIES

January 15, 2021

Mayor Mike Hurley  
City of Burnaby  
4949 Canada Way,  
Burnaby BC  
V5G 1M2

**RE: Sussex Civil Works Latecomer Proposal**

Dear Mayor Hurley,

As the Municipality of Burnaby rapidly develops, a great deal of new Infrastructure is being constructed. The bulk of this work is in conjunction with New Developments. Typically, the upgrade parameters are Included in the TA Letters as requirements for Development Approvals. The ultimate design and costs are typically incurred by the first Development in the neighbourhood.

The design work for older neighbourhoods such as the Metrotown area are often basic in initial concept, but during the actual construction phase become much more complicated and expensive.

As an example of the changing parameters of upgrading below ground Infrastructure would be all the unknown utilities that must be identified and worked around. Current "As Built" drawings on record from the past are very inaccurate and most areas have not historically coordinated the below ground information between Gas, Electrical and Water Works (water, storm, sanitary). The working around of unknowns is slow, difficult and very expensive. Our current Civil Works Upgrade located on Beresford is one such example. Each action from the Civil Contractor discovers a new problem of which the City Engineering Department representative must review which then results in costs resulting from delays and added scope.

The initial cost was very expensive due to the largeness of the scope of work. In addition to the frontage of our project, Thind was required to completely upgrade the Sanitary line down to Imperial Street which is approximately 2.5 times the distance of the property frontage. Thind is also required to totally refurbish the streets fronting the project on three sides. In all areas, the neighbouring owners share in the benefit of all the upgrades with no expense requested. This is particularly unfair knowing that the whole neighbourhood is in the process of rezoning. Why should one developer be burdened with the whole cost of upgrading the area?

We would like to suggest to the City of Burnaby that a "Latecomer Agreement" be enacted to more fairly distribute the cost of municipal upgrades. This is also important knowing that the extra Infrastructure work at our site will be proportionally billed to the Non-Market Building. Why should the first group be responsible for all the benefits of the near future developments?

Other Municipalities in our region have implemented "Latecomer Agreements" to fairly distribute the financial burden of Municipal upgrades. This allows for a much more equitable cost to the developer. Also please note that additional costs to the development increases the cost of housing.

We kindly ask that you investigate and implement a "Latecomer Agreement" for our Project and all those moving forward.

Sincerely,

Steve Eder, VP of Construction