

12. Re: Sharing of Development Costs
Subdivision Reference #157/72
Claymore Development Company Limited

ITEM 12
MANAGER'S REPORT NO. 43
COUNCIL MEETING June 11/73

In 1967, Council established a policy of contributing towards the cost of sidewalks in subdivisions when they are constructed in conjunction with curb and gutter. This policy was required because the Municipality, prior to recently passed amendments to the Municipal Act, could not legally force a developer to install sidewalks in any new subdivision. Without this policy or new subdivision regulations, if a sidewalk is required by the residents at a later date, it would have to be constructed as a Local Improvement which is partially paid for by general taxation and which affects Municipal borrowing power; we also avoid unpopular disruptions of property owners' improvements at a later date.

Under the current policy the developer is required to absorb 20% and the Municipality 80%, with the developer being responsible for sidewalk crossings. These percentages apply to the difference in cost between the total cost of an integrated curb sidewalk and the cost of the curb and gutter alone.

As the Subdivision Bylaw has not yet been amended to reflect the new Provincial enabling legislation, the Engineer requests approval from Council to participate in a cost sharing proposal as explained in the following report.

RECOMMENDATION:

THAT approval be given for the Municipality to pay \$1.76 per foot toward the cost of constructing approximately 610 feet of 5-foot curb sidewalk in Subdivision #157/72, with the final total contribution to be based on the actual footage constructed.

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Engineering Department
1 June, 1973.

Mr. M.J. Shelley
MUNICIPAL MANAGER.

Dear Sir:

Re: Municipal Sharing of Cost of Curb Sidewalks
in Subdivisions with particular reference to
S.D. Ref. #157/72 -- New Road West of North
Road and South of Still Creek Avenue.
Owner: Claymore Development Co. Ltd.
#516 - 355 Burrard St., Van. 1, B.C.
Design No. 720554

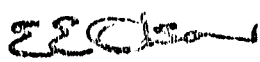
The Corporation has had in operation since 2 October, 1967, a policy of sharing of cost of curb sidewalks in subdivisions where it is deemed desirable that the standard of servicing should include sidewalks. Municipal Council has approved of assuming 80% of the difference in cost between curb and gutter and curb sidewalk up to a maximum of a total difference in cost of \$2.20 per lineal foot; this in turn results in the maximum Corporation share being \$1.76 per lineal foot.

We have been requested by the engineering company (Vector Engineering Services Ltd. -- see attached letter) who are acting as agents for the owners, namely, Claymore Development Co. Ltd., that the Corporation implement its above-mentioned policy in S.D. Ref. #157/72.

The approximate length of a 5 ft. wide curb sidewalk is 610 ft. and the Corporation's contribution at the quoted rate of \$1.76 per foot would be \$1,073.60; however, in accord with established practice, actual final payment would be based on actual footage constructed.

IT IS RECOMMENDED THAT we seek Council approval for the request as outlined above.

Respectfully submitted,



E.E. Olson
MUNICIPAL ENGINEER

EEO:op

Att.

- c.c. () Planning Director
() Municipal Treasurer
() Staff Asst. Programmer

Vector engineering services Ltd.

3375 NORLAND AVENUE - BURNABY 2, B.C.

TELEPHONE: 296-2333

May 11, 1973

Corporation of Burnaby
4949 Canada Way
Burnaby 2, B. C.

Attention: Mr. S. Porter

Dear Sir:

Re: Burnaby S. D. Ref. No. 157/72
Still Creek & North Road Extension
Our W. O. 7232

A price of \$2.20 per lineal foot has been negotiated for the additional cost of the complete installation of monolithic curb sidewalk as per Burnaby Dwg. L74 in lieu of the designed curb and gutter.

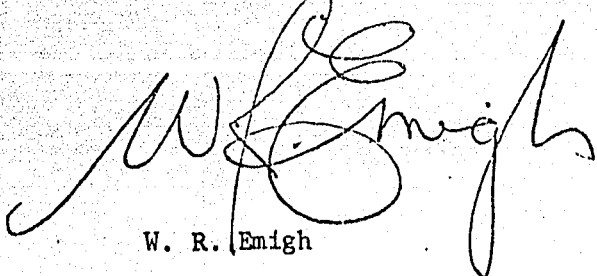
We have been asked by the developers to request acknowledgement of the Municipal contribution to this installation in order that construction may proceed.

If this request is accepted, please arrange for a purchase order to:

Claymore Development Co. Ltd.
Suite 516 - 355 Burrard Street
Vancouver 1, B. C.

Yours truly,

VECTOR ENGINEERING SERVICES LTD.,



W. R. Emigh

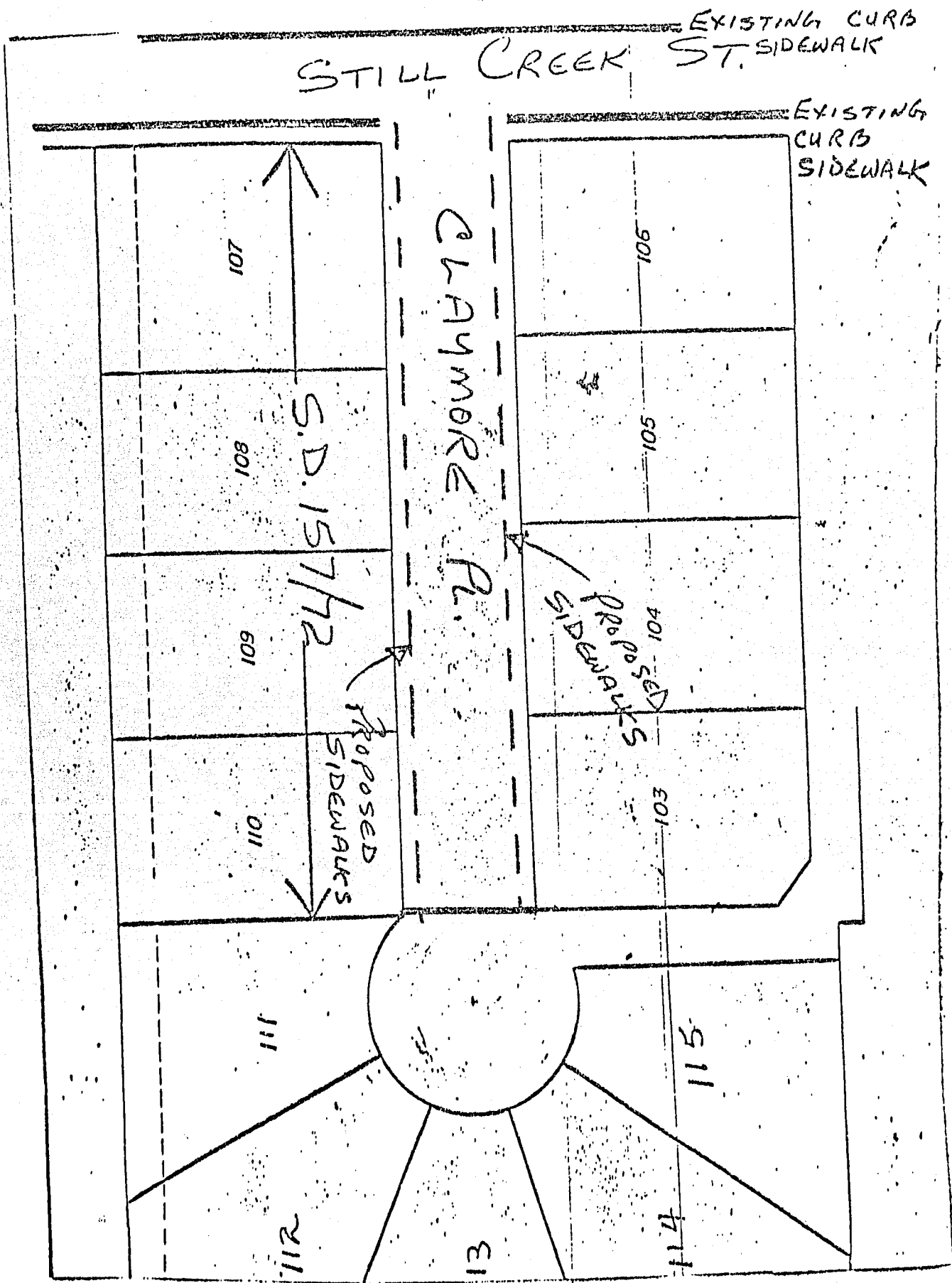
WRE/wh

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COUNCIL MEETING June 11/73		
RECEIVED IN ENGINEERING DEPT. MAY 16 1973		
REFERRED TO	BY WHOM	DATE
H.P.	O.P.	1/1/73
S.P.	(S.P.)	

2.20
.80

\$1,760.00

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SCALE 1" = 50'