

Re: COMPLETION OF HALIFAX STREET ABUTTING MUNICIPAL PROPERTY
HALIFAX/PHILLIPS
REZONING REFERENCE #5/76

Following is a report from the Director of Planning regarding a proposal under which the Municipality would participate in the completion of a portion of Halifax Street.

The funds that would be required for the development of the section of Halifax Street in question are contained in the Capital Improvement Program, Code 70.

RECOMMENDATION:

1. THAT Council approve the completion by the Municipality of the north side of Halifax Street abutting Municipally-owned property (240'±) and authorize the Engineering Department to pursue the operational procedures to complete the work.

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PLANNING DEPARTMENT
MAY 4, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: COMPLETION OF HALIFAX STREET
ABUTTING MUNICIPAL PROPERTY
HALIFAX/PHILLIPS
REZONING REFERENCE #5/76

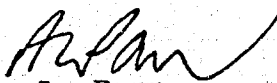
The subject residential rezoning proposal (RZ #5/76) was submitted to a Public Hearing on April 21, 1976 and given First and Second Reading of the Rezoning Bylaw on April 26, 1976. As outlined in the report to Council, the applicant is responsible for the upgrading of Halifax Street to the full standard for the length of the project frontage (290'±), the construction of the designated cul-de-sac to the full standard east to Phillips Avenue, and the construction of Phillips Avenue from Halifax Street north to the new cul-de-sac to the designated interim standard (see attached sketch).

A 240 foot± length of Halifax Street will remain uncompleted on the north side between Phillips Avenue and the subject site under rezoning. This uncompleted length of Halifax abuts developable property owned by the Municipality and therefore, would be the responsibility of the Municipality to complete. This is in our opinion an opportune occasion to complete in an efficient manner this portion of Halifax Street in conjunction with road work to be pursued by the rezoning applicant. The Municipal Engineer supports this operational procedure. The Municipal Engineer has informed us that approximately \$5,500 "in trust" is on deposit by a previous developer to be made available towards the upgrading of Halifax Street abutting the Municipal property. The estimate of the cost to upgrade this portion of Halifax Street is \$17,000. The estimated expenditure required by the municipality would be approximately \$11,500 (\$17,000 minus \$5,500) subject to further detailed tendered prices.

ITEM	5
MANAGER'S REPORT NO.	31
COUNCIL MEETING	May 10/76

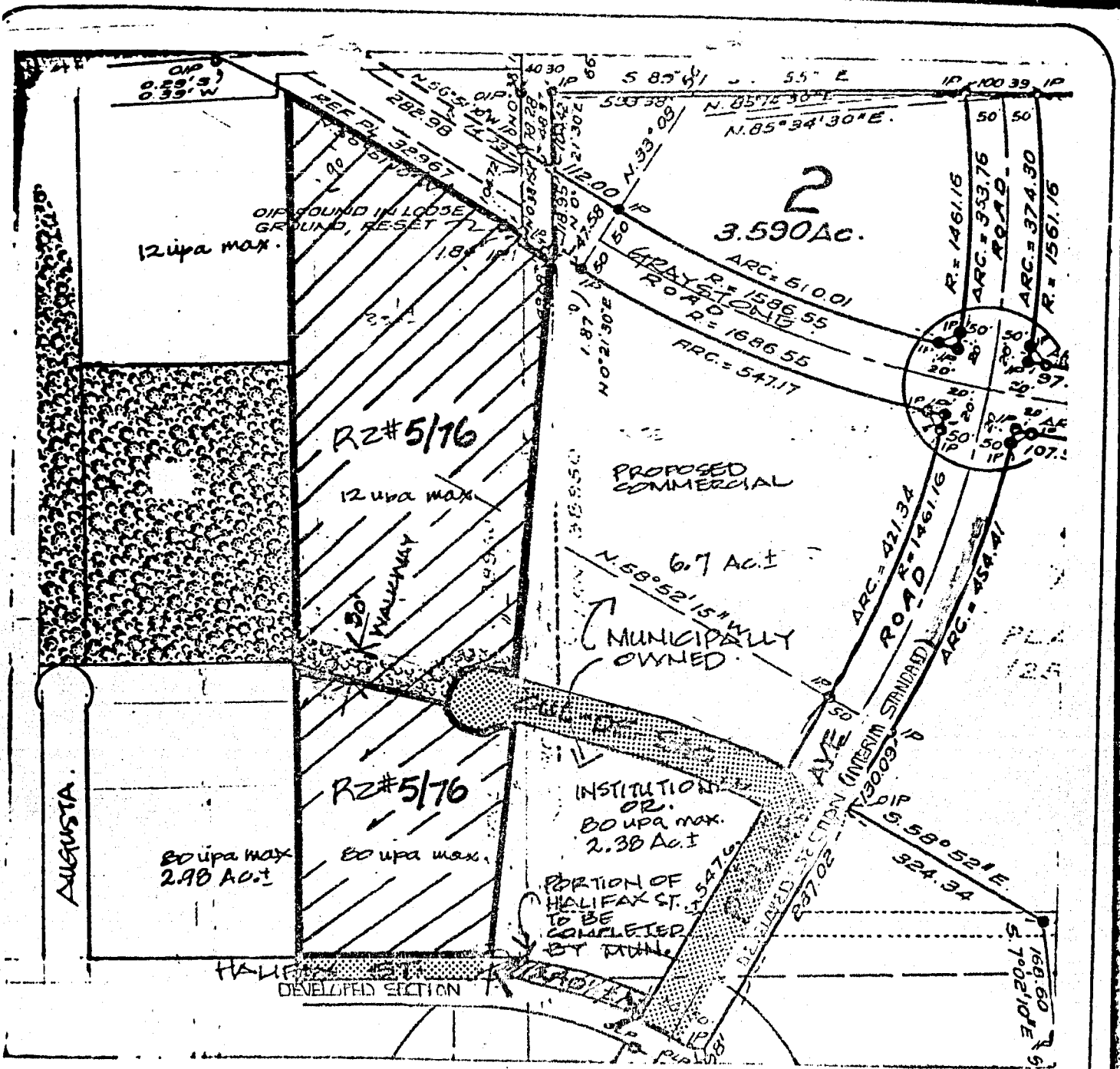
RECOMMENDATION

It is recommended THAT Council approve the completion by the Municipality of the north side of Halifax Street abutting Municipally owned property (240'±) and authorize the Engineering Department to pursue the operational procedures to complete the work.


A. L. Parr,
DIRECTOR OF PLANNING.

KI:cm
Attach.

c.c. Municipal Engineer



Date	D.L. 135, G.R. 1., LOT 1 - 7.687 AC. Burnaby Planning Department
Scale	1" = 200'
Drawn By	RZ#5/76.
	PROPOSED CONDOMINIUM TOWNHOUSE & APARTMENT DEVELOPMENT.
	SKETCH # 2. 345

DEVELOPMENT WHICH IS TO BE UNDERTAKEN BY THE MUNICIPALITY ...
 DEVELOPMENT WHICH IS TO BE UNDERTAKEN BY THE APPLICANT, ...