

ITEM	21
MANAGER'S REPORT NO.	80
COUNCIL MEETING	Dec. 13/76

Re: SALISBURY AVENUE
 REZONING REFERENCE #32/75

Following is a report from the Director of Planning regarding Salisbury Avenue.

RECOMMENDATION:

1. THAT Mr. and Mrs. G.J. McAtee be sent a copy of this report.

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Planning Department
 December 10, 1976

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: SALISBURY AVENUE - REZONING REFERENCE #32/75

The purpose of this report is to clear up confusion which has apparently arisen with regard to the upgrading of Salisbury Avenue between Wilma Street and the B.C. Hydro right-of-way (sketch attached).

Salisbury Avenue is to be improved to a thirty-six foot standard with separated sidewalks on either side and a cul-de-sac at the B.C. Hydro right-of-way. This standard is typical within apartment areas. Both Rezoning Reference #32/75 and the envisioned future rezoning will benefit equally from the upgrading of Salisbury Avenue.

A breakdown of costs to be borne by each project towards this upgrading follows:

R.Z. #32/75	WORKS	FUTURE REZONING
-	Land required for cul-de-sac	2360 sq. ft. @ 7.45/sq. ft. =\$17,582.
\$ 19,000.	Street works	6,000.
1,000.	Catch basins	-
4,500.	Street lighting	-
4,600.	Hydrants	-
<u>17,500.</u>	Telephone	-
<u>\$ 46,600</u>		<u>\$23,582</u>

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Notes

1. Land value based on value of Municipal lands to be sold to the developer of R.Z. #32/75.
2. Telephone service must be provided from where sufficient service is available. For R.Z. #32/75 this is approximately 400 feet east of Salisbury/Edmonds intersection. Cost shown is a B. C. Telephone estimate to provide service adjacent to the two sites. Costs entailed to provide service from this point to each site will be approximately equal.

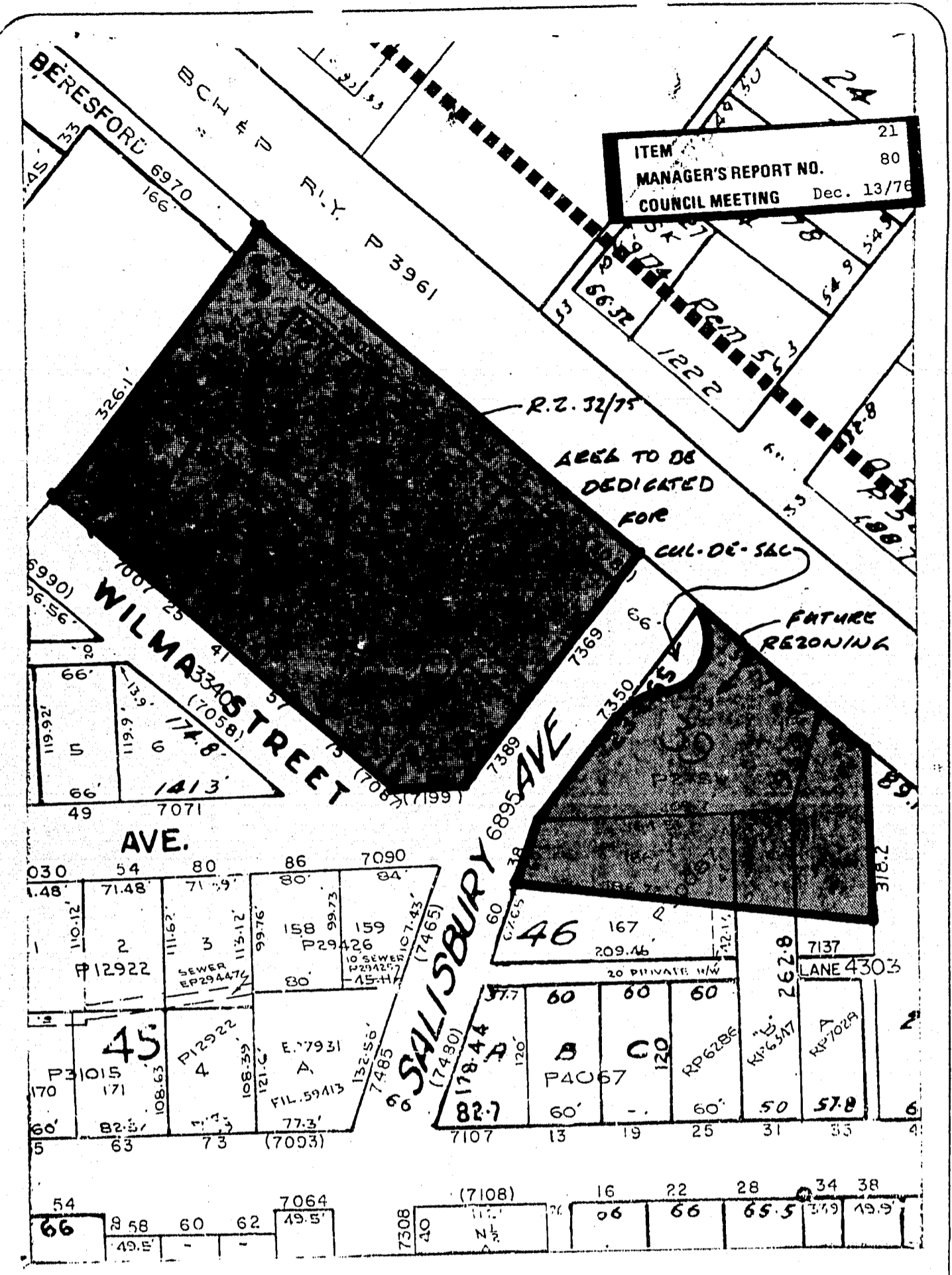
This cost sharing will result in an advantage to the future developer of the easterly project of:

$$\frac{\$ 46,600. + 23,582.}{2} - 23,582 = \$11,509$$

This is for the information of Council.


A. L. Parr
DIRECTOR OF PLANNING

CBR/dm
Attachment



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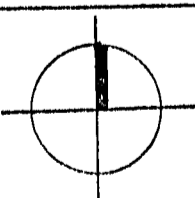
AREA TO BE DEDICATED FOR CUL-DE-SAC

FUTURE REZONING

Date
DEC. 1976

Scale
1" = 100'

Drawn By



Burnaby Planning Department

SALISBURY AVENUE IMPROVEMENTS