

ITEM	14
MANAGER'S REPORT NO.	52
COUNCIL MEETING	Aug. 16/76

Re: PROPOSED LAND EXCHANGES, ROAD DEDICATIONS AND COST SHARING FOR
SERVICING SUBDIVISION REFERENCE #146/75

Following is a report from the Director of Planning regarding Subdivision Reference #146/75.

The funding required for the servicing in the amount of \$103,800 would be charged to the Land Assembly and Development Fund.

RECOMMENDATION:

1. THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT
July 29, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: LAND EXCHANGE, ROAD DEDICATIONS, COST SHARING FOR
SUBDIVISION REFERENCE #146/75

BACKGROUND:

The property bounded by Phillips - Buffalo and Winston was the subject of several Council reports late in 1975. Subsequent to these reports, the attached configuration was prepared to the approval of this department and the developer. The developer has been consistently working towards final approval from then until now. It is in order that the following items be considered by Council at this time.

LAND EXCHANGES:

As can be noted on the attached sketch, several land exchanges are required to round off the municipal and private land holdings involved in the subdivision. Lot 191 on the southeast corner of the development is to be deeded to Burnaby for eventual inclusion in a further private subdivision to the east. Lot 190 at the corner of Roads D and F is to be deeded to Burnaby for inclusion in the eventual municipal subdivision of land between Buffalo Street and Road D. Portions of the municipal land required to complete lots 50 and 51 are to be exchanged for a portion of the private land needed to complete lot 64. Lot 64 is to be retained by the Corporation for sale by public tender.

ROAD DEDICATIONS:

It has been proposed for a number of years that a road connection be established between Buffalo Street and Phillips Avenue on the alignment represented by Road A on the attached sketch.

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The municipal lands on the north side of Road A are, in the future, proposed for R1 subdivision and a school-park site. To date, however, it has not been determined what the extent of the school-park needs are, or what the configuration of the residential lots will be. The location of Road A is fixed due to the existence of a walkway through from Buffalo to Phillips on the proposed allowance. It can be noted that the proposed road width of Road F from Road A through to lot 14 has been set at 75 and 80 feet. This was done to accommodate a curvilinear sidewalk connecting the municipal lands with Winston Street as part of the local public trail system network.

It is proposed that the Corporation dedicate, at this time, portions of Roads A and F to the extent shown on the attached sketch. Edison Street or Road D currently exists as a 33 foot wide undeveloped allowance. As shown, it is proposed that this be widened on the north side by 17 feet to a total of 50 feet. Since Road D will be a cul-de-sac, it is considered that a 50 foot allowance is sufficient. This department proposes that all the municipal land on the west side of Road F be developed and sold in the near future. However, since a number of road closures will be necessary for this, it is proposed that dedication of the Road D proceed at this time in order to facilitate the completion of the private lots 1 - 3.

COST SHARING:

As outlined earlier in this report, the Corporation currently holds property abutting the subject private subdivision. As stated, lot 64 will be created for immediate sale, with the lands on the west side of Road F being created in the near future. In light of the municipal land potential, it has been proposed that the Corporation share in the cost of providing any roads and services abutting municipal land. This would include the following:


- a) half cost of Road A adjacent to lots 51, 52, 53, 61, and 63;
- b) full cost of Roads A and F abutting lot 64;
- c) half cost of Road F abutting lots 49 and 50;
- d) half cost of Road D adjacent to lots 1, 2 and 3;
- e) storm sewers, sanitary sewer and water mains where necessary for the development of municipal property.

Based on the final contract price for servicing the subdivision, the Engineer has ascertained that cost-sharing with the developer should be in the amount of \$103,800.

RECOMMENDATIONS:

It is recommended THAT:

- 1.) Council authorize the exchange of portions of lots 50 and 51 for lots 190, 191 and a portion of lot 64, as outlined on the attached sketch.
- 2.) Council authorize the sale of lot 64 by public tender, subsequent to completion of the required servicing.
- 3.) Council authorize the dedication of portions of Roads A, F and D, as outlined in the attached report.
- 4.) Council authorize the expenditure of \$103,800., as representing the Corporation's share of services of the subject subdivision.


A. L. PART
DIRECTOR OF PLANNING

HR:hr
Attchs.

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