

ITEM	11
MANAGER'S REPORT NO.	73
COUNCIL MEETING	1979 10 29

RE: SUBDIVISION REFERENCE #93/79

Following is a report from the Director of Planning regarding Subdivision Reference #93/79.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1979 OCTOBER 23
 FROM: DIRECTOR OF PLANNING
 SUBJECT: SUBDIVISION REFERENCE #93/79

RECOMMENDATIONS:

1. THAT Council authorize the sale of Lot 6, D.L. 138, Gp. 1, Plan 1256, N.W.D. by public tender subject to its consolidation with the lands comprising proposed Lots 1 to 13 inclusive, with a minimum value of \$97,800.00 which has been determined by the Municipal Solicitor as more particularly outlined in Section A of this report. It should be noted that the full price of \$97,800.00 is to be paid on Council's acceptance, otherwise the purchaser must enter into an agreement for sale bearing the current interest rate.
2. THAT Council authorize the sale of a 12.5 m(40 feet) portion of Lot C, D.L. 138, Gp. 1, Plan 12221, N.W.D. pursuant to Section 473 of the Municipal Act subject to its consolidation with the lands comprising proposed Lots 1, 6 and 7 with a minimum value of \$2.05 per square foot (\$24,500.00 for approximately 12,000 square feet) which has been determined by the Municipal Solicitor as more particularly outlined in Section B of this report.
3. THAT Council authorize the dedication of the portion, not required for residential purposes, of Lot C, D.L. 138, Gp. 1, Plan 12221 for road allowance purposes as more particularly outlined in Section C of this report.

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4. THAT Council authorize the Municipal Engineer to prepare the legal survey plans to effect the road dedication.
5. THAT Council authorize the expenditure of \$99,000.00 for the construction of the aforementioned road to the standard specified in Section C of this report.
6. THAT Council authorize the Legal and Lands Department to serve to the present renter the following:

Notice to Vacate the house situated on Lot C, D.L. 138, Gp. 1, Plan 12221, N.W.D. at the end of December 1979. The Notice is to be effective as of the end of April 1980 as more particularly described in Section C of this report.

7. THAT Council authorize the demolition of the house situated on Lot C, D.L. 138, Gp. 1, Plan 12221, N.W.D. as more particularly outlined in Section C of this report.

REPORT

The subject private development is located between Curtis Street on the north and Aubrey Street on the south and lies east of Phillips Avenue as shown on the attached sketch.

The advancement of the subdivision is dependent upon the inclusion of several properties which are owned by the Municipality as outlined in the following Sections A and B.

Section A

In order that full road dedication and construction of services can be completed within the subdivision, the Planning Department recommends that Lot 6, D.L. 138, Gp. 1, Plan 1256, N.W.D. be placed for sale pursuant to Section 473 of the Municipal Act, subject to its consolidation with the lands comprising proposed Lots 1 to 13 inclusive, with a minimum value of \$97,800.00 which has been determined by the Municipal Solicitor in his attached memo of 1979 October 22. It should be noted that the full price of \$97,800.00 is to be paid on Council's acceptance, otherwise the purchaser must enter into an agreement for sale bearing the current interest rate.

Section B

The subdivision borders the Municipally owned property described as Lot C, D.L. 138, Gp. 1, Plan 12221, N.W.D. A 12.5 m (40 foot) portion is not required to contain the, as yet undedicated, Burnwood Drive road allowance. In order to facilitate the creation of proposed Lots 1, 6 and 7, it is necessary that the 12.5 m portion of Lot C be placed for sale pursuant to Section 473 of the Municipal Act subject to its consolidation with proposed lots 1, 6 and 7 with a minimum value of \$2.05 per square foot (\$24,600.00 for approximately 12,000 square feet) which has been determined by the Municipal Solicitor.

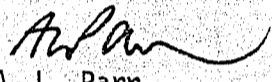
Section C

Council, on 1978 July 04 authorized the construction of Burnwood Drive to the south of Aubrey Street in order to provide residents of that area (Subdivision Reference #52/78) with a southerly secondary access to Halifax Street and Duthie Avenue. On 1979 July 03 Council received a report which outlined a standard of a single 23 foot roadway on the east half of the 100 foot road allowance, including storm sewers and street lighting.

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The Planning Department recommends that the section between Curtis Street and Aubrey Street be dedicated and constructed to the same standard to co-incide with the subdivision of the adjacent properties. In 1975 the Municipality acquired the property described as Lot C, D.L. 138, Gp. 1, Plan 12221, N.W.D. for a sum of \$155,250.00 for road purposes. The Municipal Engineer has provided us with a preliminary cost estimate of \$99,000.00 for its construction. The Municipal Treasurer has recommended that this amount be drawn from the Tax Sale Fund. Attached is the Treasurer's statement of funds available from this account. The Municipal Engineer will be responsible for the legal survey work necessary to effect the road dedication.

There is an existing house situated on Lot C which is presently being rented. Since design drawings must first be prepared for the road work and since it is unlikely that construction will commence before May 1980, it is proposed that the Legal and Lands Department serve a Notice to Vacate the premises at the end of December 1979, with the Notice being effective as of the end of April 1980. Subsequently, demolition of the house will be in order.

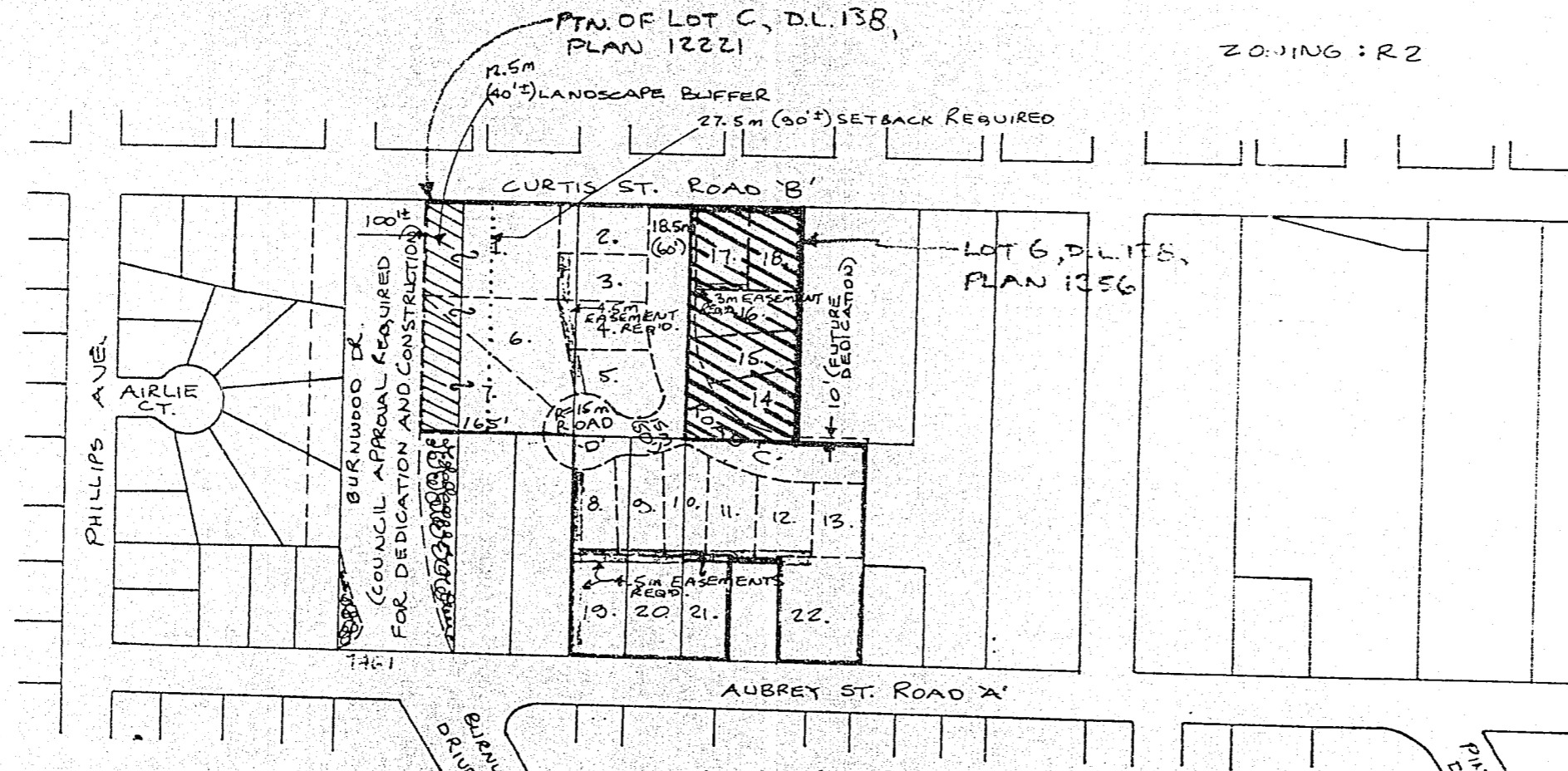

A. L. Parr
DIRECTOR OF PLANNING


CW:st
Att.
cc: Municipal Solicitor
Municipal Engineer
Municipal Treasurer


D.L. 138

S. REF # 03/79

ZONING: R2



 PROPERTY TO BE PURCHASED FROM CORPORATION. COUNCIL APPROVAL REQUIRED.

 TO BE RETAINED BY CORPORATION AS SEPARATE PARCEL UNTIL FURTHER SUBDIVISION OCCURS.

- NOTE:**
- ① PLOT PLANS REQUIRED FOR ALL EXISTING BUILDINGS.
 - ② RESTRICTIVE COVENANT REQUIRED TO RESTRICT VEHICULAR ACCESS TO LOT 1 TO ROAD 'B', AND TO LOTS 6 & 7 TO ROAD 'D'.
 - ③ 12.5m LANDSCAPE BUFFER TO BE PROTECTED BY RESTRICTIVE COVENANT OVER LOTS 1, 6 & 7. LANDSCAPE PLANS REQUIRED.
 - ④ 27.5m BUILDING SETBACK FOR LOTS 1, 6 & 7 TO BE PROTECTED BY RESTRICTIVE COVENANT.
 - ⑤ SERVICING AGREEMENT REQUIRED.

SCALE: 1" = 200'
1979 SEPT. C

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THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: DIRECTOR OF PLANNING	DEPARTMENT:	DATE: Oct. 22, 1979
FROM: SOLICITOR	DEPARTMENT:	OUR FILE #
SUBJECT: Proposed Sale of Municipal Land - 7530 Curtis Street Lot 6, D.L. 138, Group 1, Plan 1256, N.W.D. Subdivision Ref. #55/79 and #93/79		YOUR FILE #

Amendment to memo dated October 17, 1979.

The proposed subdivision consists of 22 lots with the municipal land described above contributing 5 lots to the overall subdivision. We have determined the value of the municipal land comprising of 44,431.2 sq. ft. as follows:

Potential Resale Value

5 lots @ \$45,000.00	\$225,000.00
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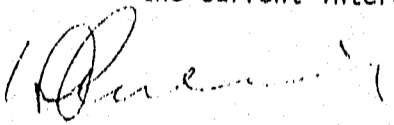
Developer's Costs

Cost of sales - 5% of gross	\$11,500.00	
Servicing Estimate 22 lots \$291,500, \$13,250 per lot	66,250.00	
Developer's profit - 10% of gross	22,500.00	
Miscellaneous costs, legal, financial etc. rule of thumb - 5% of gross	11,250.00	
Parkland acquisition levy	2,605.00	
Production costs	114,105.00	
Value to land		110,895.00
Present worth of land allowing for holding cost for a period of 1 year at 13% compound Interest. \$110,895.00 x 0.881659 (factor)		97,771.59

rounded to \$97,800.00 or \$2.20 per sq. ft.

We are prepared to recommend that the subject property be sold for inclusion in the proposed subdivision on the following terms.

THAT the full price of \$97,800.00 be paid on Council's acceptance. Alternatively, the purchaser enter into an agreement for sale bearing the current interest rate.



W.L. Stirling
MUNICIPAL SOLICITOR

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FAE/mh

cc: Municipal Manager
Municipal Treasurer

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The Corporation of the District of Burnaby
Statement of Funds Available
As At 1979 October 14

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Tax sale moneys fund		\$ 9,367,834
Agreements receivable		667,648
		<u>\$10,035,482</u>

<u>Deduct:</u>		
Land assembly and development costs	\$ 584,668	
Work order commitments	101,568	
Boundary Road financing	<u>2,201,000</u>	

2,887,326

Recommended road construction	\$ 7,148,156
	99,000
	<u>\$ 7,049,156</u>

Estimated value of lands authorized for negotiation to purchase, this date	<u>2,337,217</u>
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Uncommitted funds	<u>\$ 4,711,939</u>
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