

ITEM 13
MANAGER'S REPORT NO. 37
COUNCIL MEETING 1981 08 10

RE: PROPOSED CONSTRUCTION OF ROAD IMPROVEMENTS
SUBDIVISION REFERENCE #144/80

MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT recommendation of the Approving Officer be adopted.*

* * * * *

TO: MUNICIPAL MANAGER 1981 AUGUST 04
FROM: APPROVING OFFICER
RE: SUBDIVISION REFERENCE #144/80

RECOMMENDATION:

1. THAT Council authorize the expenditure of an estimated \$201,000.00 for the design and construction of Arden Avenue from Shellmont Street northward to Pinehurst Drive and \$76,000.00 for the design and construction of Shellmont Street between Arden Avenue and Road "D" from the Municipal Land Assembly and Development Fund as outlined in this report.

SUMMARY:

In order to complete the road pattern in the area of the subject subdivision and provide access links to developing residential subdivisions in the vicinity of the Burnaby Mountain Golf Course, it is recommended that the Municipality undertake the construction of the aforementioned sections of road.

The recommendation is based upon existing Council policies concerning equitable sharing in private subdivisions due to the presence of municipally owned land, and the construction of services that are not directly required to service the private subdivision.

REPORT

The subject subdivision is bounded by Shellmont Street to the north, Arden Avenue to the west, Broadway to the south and the Shell Oil Tank Farm to the east as shown on the attached Sketch #1.

The subdivider is responsible for construction of Arden Avenue between Broadway and Shellmont Street to a 23 foot curb and gutter standard in order to service the subject subdivision. The Municipality is constructing the same standard roadway along Greystone Drive between Burnwood Drive and Pinehurst Drive (see attached sketch #1) in order to service the adjacent Municipal subdivision. It is recommended that the remaining undeveloped section between Pinehurst Drive and Shellmont Street be constructed to the

same standard concurrent to the servicing of the subject subdivision. Developing residential subdivisions in the vicinity of the Burnaby Mountain Golf Course will be linked together, direct access will be provided to the Shopping Centre at Greystone Drive and Burnwood Drive, and the road pattern will be completed in the area as has long been proposed. The Municipal Engineer has provided a preliminary cost estimate of \$201,000.00 to complete this roadway. It is recommended that this amount be drawn from the Municipal Land Assembly and Development Fund. Attached is the Municipal Treasurer's statement of funds available from this account.

The subdivider is also responsible for the construction of Shellmont Street from Road "D" east to Underhill Avenue to an interim standard in order to provide direct access from the subdivision to the school site in Burnaby 200 to the east (see attached sketches 1 & 2). It is recommended that the remaining undeveloped section between Arden Avenue and Road "D" be constructed to the same standard concurrent to the servicing of the subject subdivision in order to complete the road pattern in the area. The Municipal Engineer has provided a preliminary cost estimate of \$76,000.00 to complete this roadway. It is recommended that this amount be drawn from the Municipal Land Assembly and Development Fund. Attached is the Municipal Treasurer's statement of funds available from this account.

CW/nb
Atts.

cc: MUNICIPAL ENGINEER
MUNICIPAL TREASURER



A. L. Parr
APPROVING OFFICER

ITEM	13
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1981 08 10

THE CORPORATION OF THE DISTRICT OF BURNABY

STATEMENT OF FUNDS AVAILABLE

AS AT 1981 JULY 05

Tax sale / Corporate land reserve	\$12,344,986.00
Agreements receivable	<u>792,231.00</u>

\$13,137,217.00

Deduct

Land Assembly & Development costs	\$1,216,021.00
Work Order commitments	61,887.00
Boundary Road financing	<u>815,000.00</u>

2,092,908.00

11,044,309.00

