

ITEM	6
MANAGER'S REPORT NO.	13
COUNCIL MEETING	1984 02 20

RE: 1984 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
SUBDIVISION REFERENCE #63/83

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: APPROVING OFFICER
RE: 1984 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
(SUBDIVISION REFERENCE #63/83)

1984 FEBRUARY 03

RECOMMENDATION:

1. THAT this report be received for information purposes.

SUMMARY:

In order to continue with the advancement for servicing and sale by public tender of municipally owned land and to assist in meeting the demand for conventional single family lots, it is proposed that the subject municipal subdivision (see attached sketch) be advanced for servicing in 1984. This project is included within the 1984 Capital Improvement Program, a copy of which is attached for reference. The lots will be sold by public tender subsequent to completion of services.

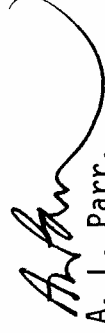
REPORT

The Municipality currently holds vacant land between 6th Street and Robert Burnaby Park for development under the present R2 zoning guidelines. It is intended that 63 lots be created as shown. This subdivision will be an extension of the established R2 pattern to the northwest and will be consistent with the subdivision guide plan and zoning for the area.

The Director Engineering has provided a preliminary servicing cost of \$1,800,000.00. It is necessary that engineering design drawings, as well as all survey plans, be prepared for the calling of tenders on the servicing works. Easements may be required as part of the servicing and will be determined at the design stage. A park levy of \$58,779.00 will be required.

Taking into account an estimated raw land value of \$1,720,000.00, the net profit to the Municipality after servicing and sale of the lots has been estimated at \$465,000.00.

This report is submitted for the information of Council.



A. L. Parr,
APPROVING OFFICER

CW:ad

Atts.

cc: Director Engineering
Director Finance
Municipal Solicitor
C. Lowther (Planner)

LAND ASSEMBLY AND DEVELOPMENT

1984 Provisional Capital Budget

In 1970 Council approved a policy of using the proceeds from the sale of tax sale lands as exclusively as possible for the purchase of properties to round out municipal subdivisions, to service same for sale or lease, and to use surplus funds for the acquisition of lands suitable for future industrial, commercial or municipal purposes. The following program shows the development costs and anticipated property sales for 1984. The land assembly program is expected to take place over a number of years. \$8,200,000 is the amount expected to be spent in 1984, which is made up of priority "A" acquisitions, major road program and development costs. There may be minor unexpected changes to the program as priorities may shift during the year, i.e. unanticipated developer interest in properties not identified for 1984. Such cases will be identified in reports to Council and funding will still come from the amount identified below.

Land Assembly

General purpose program
 Program in conjunction with major road widenings
 North side of Beresford Street - Willingdon
 Avenue to Metrolown A.L.R.T. bus interchange

\$ 8,447,532

Development

Cost sharing with developers servicing land owned by the municipality
 Myrtle Street - Industrial area
 Northeast corner of Norland and Ledger Avenues - servicing and sale
 of municipal lands

151,200

Category Code

- 70-35
- 70-55
- 70-69
- 70-70
- 70-71
- 70-79
- 70-81
- 70-92

Camrose subdivision (stage I) - 24 lots - Includes \$22,392 park levy
 Camrose subdivision (stage II) - 16 lots
 Parker/Holdom subdivision - 14 lots - Includes \$13,062 park levy
 Riverway development - servicing
 Phillips/Loughheed subdivision - 35 lots
 D.L. 87 subdivision - 63 lots - Includes \$58,779 park levy
 Provision for sidewalk crossings in municipal subdivisions

222,642
 350,642 (1)
 504,050 (1)
 302,037 (1)
 74,340
 1,279,437
 1,950,569
 79,800

Total program identified

\$13,621,376

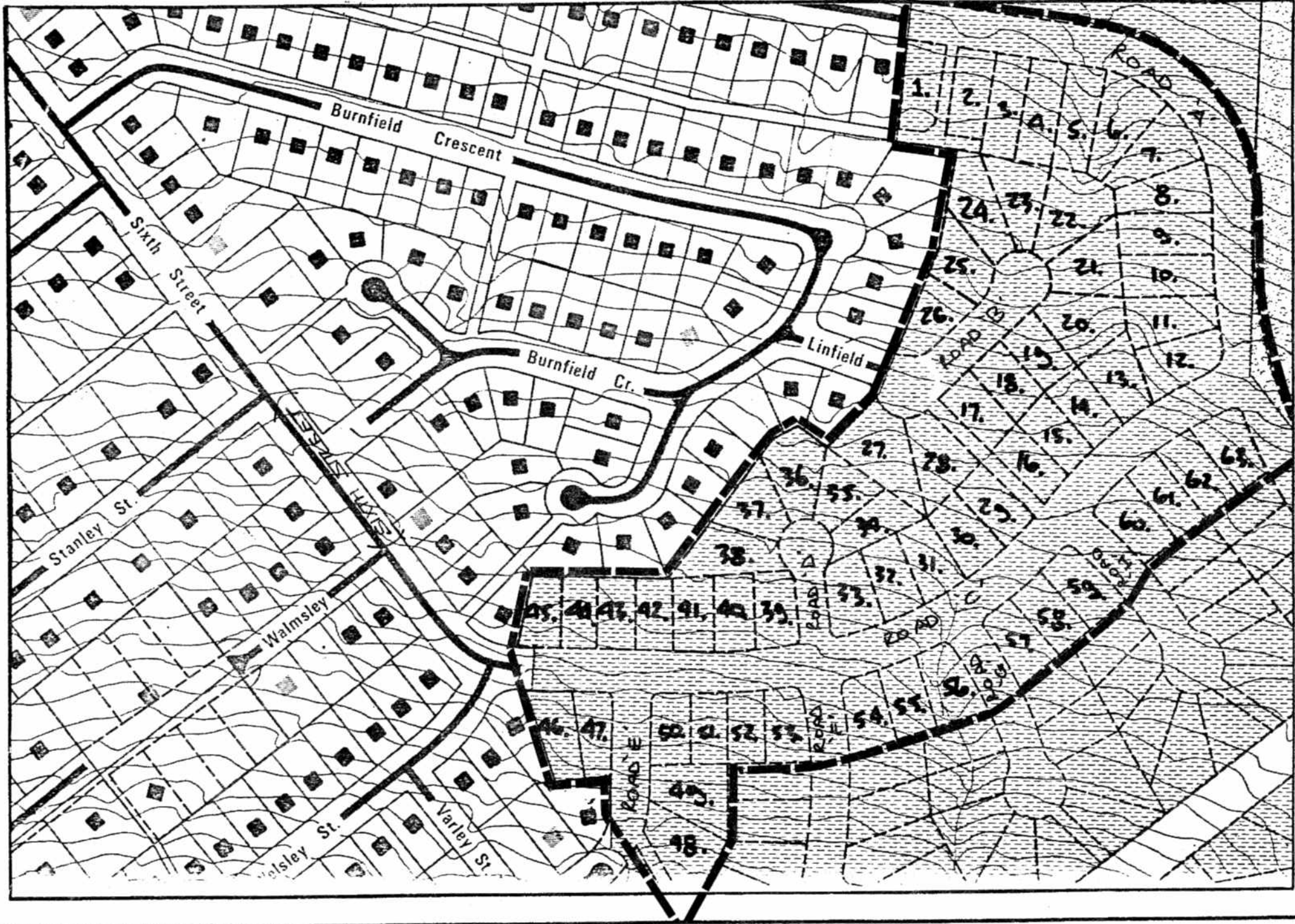
1984 program (Includes general program priority "A" acquisitions, land assembly in connection with major road widenings and development costs)

\$ 8,200,000

Note

(1) B.C. Hydro charges are included except for the B.C. Hydro inspection fee for underground wiring and gas mains.

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Burnaby Planning Department

Date	1983 JULY
Scale	1" = 200'
Drawn By	C.W.

SUBDIVISION REFERENCE # 63/83

D.L. 87/35/30
 LOT 313 exc. P.L. 46360 & 46772
 PLAN 40695
 ZONING: R2

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