

ITEM 2
MANAGER'S REPORT NO. 21
COUNCIL MEETING 85/03/18

RE: SUBDIVISION REFERENCE NO. 18/83 AND ROAD CLOSURE REFERENCE NO. 11/84
PANDORA STREET - RIDGEVIEW DRIVE - HASTINGS STREET
DEDICATION OF MUNICIPAL LAND -- HIGHWAY EXCHANGE BYLAW --
LAND EXCHANGE -- COST-SHARING

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 MARCH 06
FROM: APPROVING OFFICER
SUBJECT: SUBDIVISION REFERENCE #18/83 & ROAD CLOSURE REFERENCE #11/84
PANDORA STREET - RIDGEVIEW DRIVE - HASTINGS STREET
DEDICATION OF MUNICIPAL LAND -- HIGHWAY EXCHANGE BYLAW --
LAND EXCHANGE -- COST-SHARING

RECOMMENDATIONS:

1. THAT dedication of Municipal lands from a portion of the Burnaby Mountain Conservation Area and adjacent land be authorized to provide the extension of Ridgeview Drive, thus enabling further subdivision to occur to the south and west, as more particularly outlined in this report.
2. THAT a Highway Exchange Bylaw be introduced in order to implement closure of the portion of the Pandora Street road allowance in exchange for the necessary road and lane dedications within the subdivision.
3. THAT the Municipal Solicitor be authorized to negotiate a land exchange which will enable suitable development lots to be achieved, both by the Municipality and the subdivider; any costs arising from such negotiations to be the subject of a further report.
4. THAT the Municipality share in the cost of road construction abutting the Municipal lots and one-half the walkway in an amount not to exceed \$118,100.00, based on approved design drawings and approved contract, with a further report to be submitted when the additional modest costs to remove overhead B.C. Hydro and B.C. Telephone poles on Pandora Street can be confirmed, as more particularly described in this report.
5. THAT authority be given to expend funds for the cost-sharing under the Tax Sale and Corporate Land Reserve designated for land assembly and development programs.

R E P O R T

The Planning and Building Inspection Department is in receipt of an application to subdivide several properties which would extend the subdivision pattern in the Ridgeview Drive area.

Attachment "A" indicates the proposed subdivision layout which requires the cooperation of both the Municipality and private owners. The prospective subdivider has been successful in securing the consents of more than one-half the owners in order to proceed with the first phase, as shown on the attachment.

Tentative approval of the subdivision has been given on the basis that Council consideration of several items would first be required. Each of the recommendations will be discussed in their respective order for ease of reference.

1. DEDICATION OF MUNICIPAL LANDS:

The incorporation of Municipally-owned lands located immediately west of Phillips Avenue at Pandora Street is necessary to provide a road link to Ridgeview Drive in order that the subdivision can proceed. (See Attachment "A"). Municipal land is also involved in road and lane dedications on the southerly portion of the proposed subdivision.

A portion of the lands being suggested for dedication fall within the Burnaby Mountain Conservation Area boundaries as indicated on Attachment "A". However, in considering the minimal dedication involved, the opportunity to rationalize the Residential Neighbourhood and Conservation Area boundaries can be achieved by the minor reconfiguration recommended.

2. HIGHWAY EXCHANGE BYLAW: (Reference Attachment "B")

A section of Pandora Street between Pandora and Ridgeview Drives is proposed to be closed in exchange for the road and lane dedications shown on Attachment "B". The closed portion of Pandora Street will be incorporated into the subdivision for the creation of residential lots and for walkway purposes.

The subdivider has agreed with the proposed highway exchange. It should also be noted that since more land will be dedicated than closed, there will be no exchange of funds for this proposal.

3. LAND EXCHANGE: (See Attachment "C")

Since it will be necessary for portions of both private and Municipal properties to be exchanged to form suitable lot configurations for each party, a land exchange will be required.

We have suggested that a portion of the closed Pandora road allowance be transferred to the developer in order that lots 8, 9 and 10 can be realized, in exchange for the portions of 12, 13 and 14 which would be added to Municipal lands (which also includes lot 11 - to be created with consolidation of a small Corporation-owned triangle on the north side of Pandora), as shown on Attachment "C". A small triangular portion of private property on the south side of the new road will also be transferred to the municipality for incorporation within the re-formed Conservation Area.

S.D. REFERENCE #18/83 & R.C. REFERENCE #11/84
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The developer has provided a positive response to this proposal. However, it will be necessary for formal negotiations to be undertaken by the Municipal Solicitor, particularly once survey plans have been prepared and a more precise picture is available regarding site areas.

4. COST-SHARING:

Burnaby will be achieving four lots (11, 12, 13 and 14) within this subdivision, as shown on Attachment "C". No development will be permitted to the south-east of the new road and lane, as these lands are within the Burnaby Mountain Conservation Area.

In view of the foregoing, it is being recommended that the Municipality be responsible for the costs to construct Ridgeview Drive adjacent the Corporation lots, in addition to one-half the walkway which will be located between proposed lots 11 and 12. This amount has been estimated by the Director Engineering at a cost not to exceed \$118,100.00.

The costs borne by the Corporation will be recovered through the subsequent sale of the four lots.

Existing overhead B.C. Hydro and B.C. Telephone poles are to be removed from the closed Pandora Street road allowance to allow for suitable development sites to be created without encumbrance. The costs for this work have not yet been finalized, but it is recommended that Burnaby share in these costs as an abutting owner. It is not expected the costs will be extensive for this work.

With the exception of the cost-sharing referred to above, the developer will be responsible for all other costs related to this subdivision.

5. SOURCE OF FUNDS:

Financing for the portions of road and walkway construction noted in (4) above will be from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs (statement of funds shown on Attachment "D").

Rezoning will be required for the municipal lands which are presently zoned A2 Small Holdings to reconcile the zoning with the proposed new use pattern. Staff will introduce a rezoning application to Council for consideration upon preparation of survey plans, which will determine an accurate zone boundary.

Favourable consideration of the five recommendations is being advanced at this time in order that the developer can proceed further with the subdivision, with the knowledge that the Council supports Municipal participation in the development.

CM:dev
Atts.

cc: Municipal Solicitor
Director Engineering
Director Finance
Director Recreation & Cultural Services

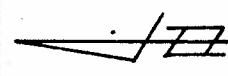
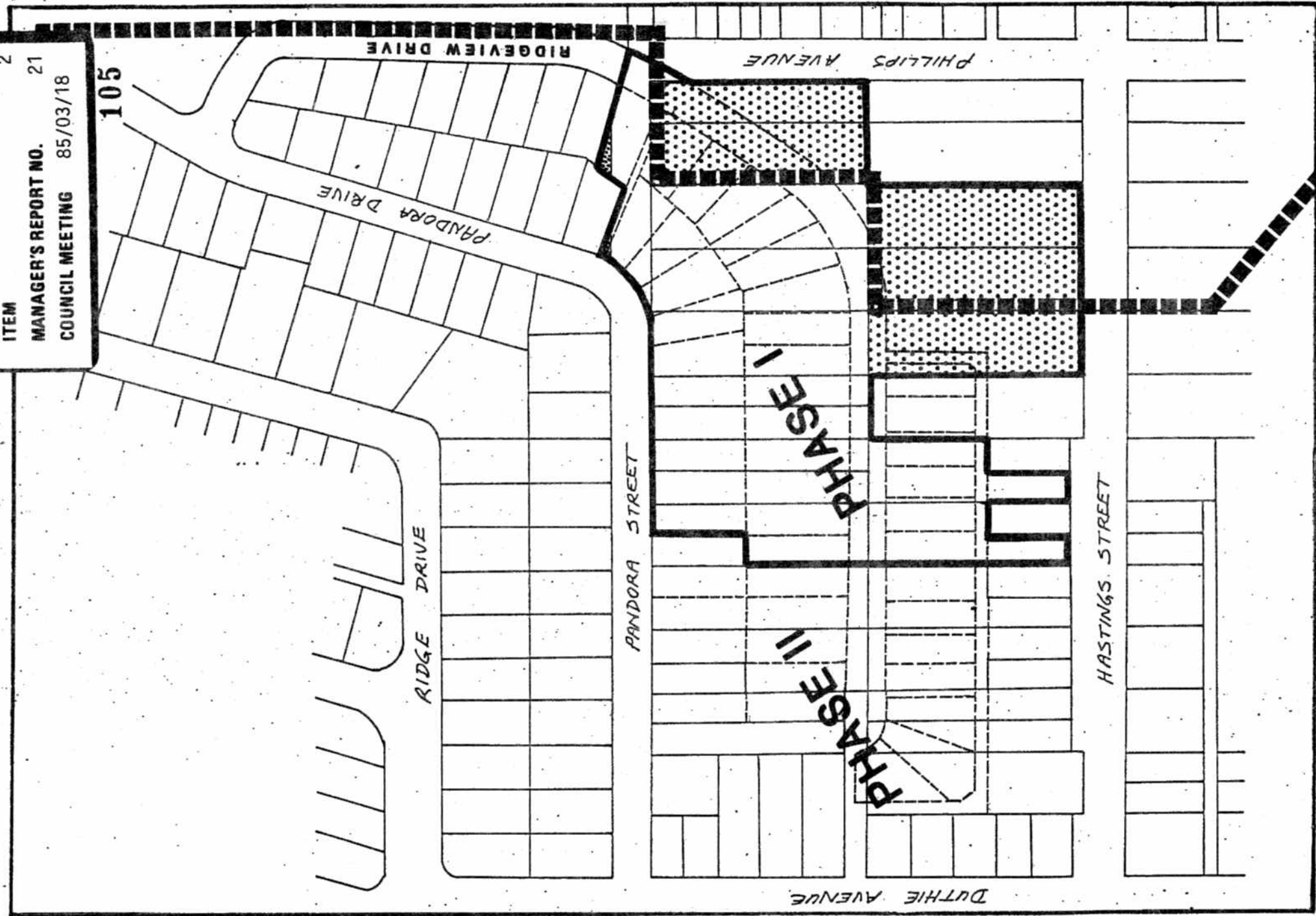

A. L. Parr
APPROVING OFFICER

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SUBDIVISION REFERENCE #18/83

Burnaby Planning Department

 BURNABY MOUNTAIN CONSERVATION BOUNDARY

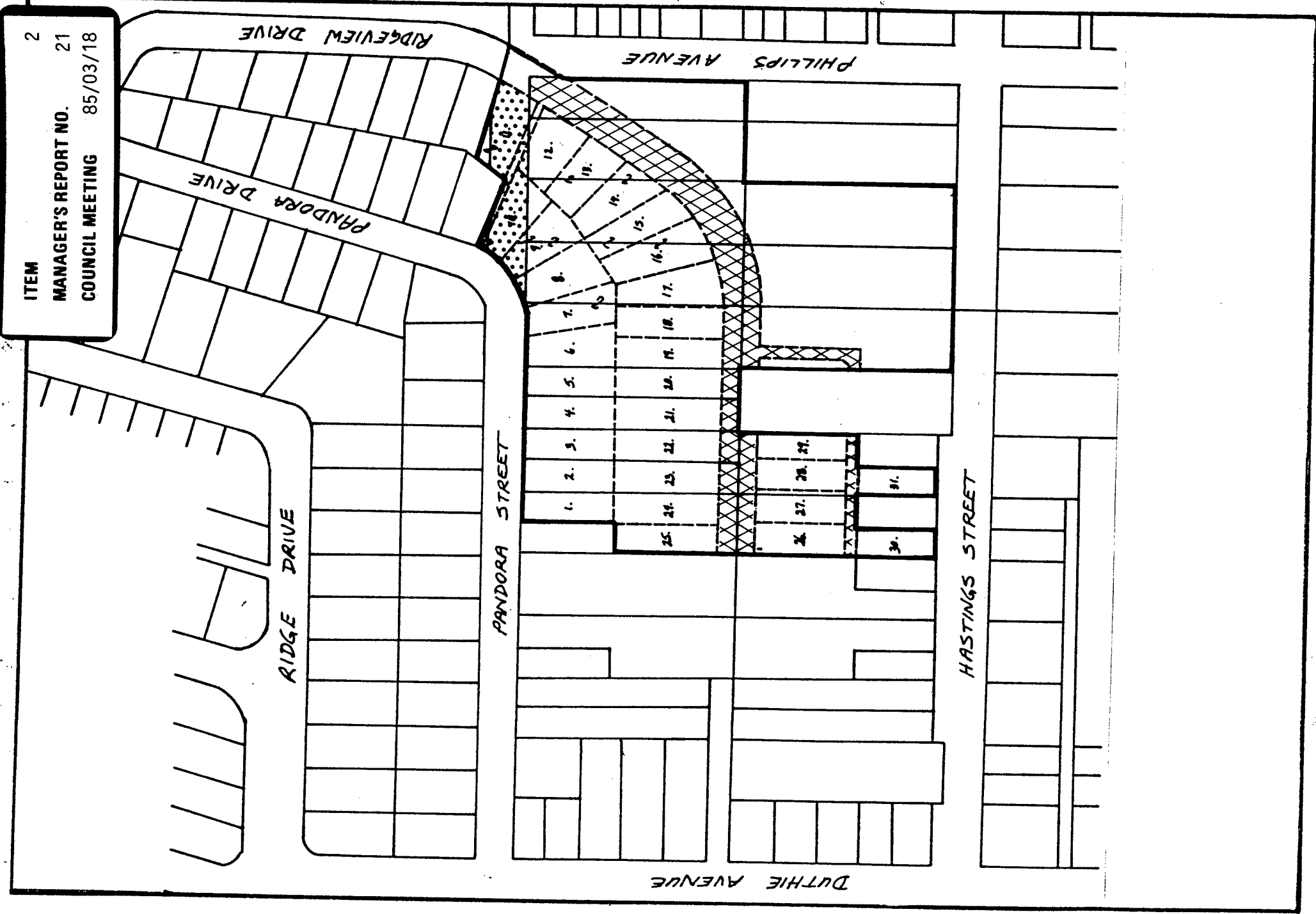
 MUNICIPALLY-OWNED LANDS

 BOUNDARY - PHASE I SUBDIVISION

ATTACHMENT "A"

Date	1986 MARCH
Scale	1:2400
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Date	1986 MARCH
Scale	1:2400
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SUBDIVISION REFERENCE #18/83

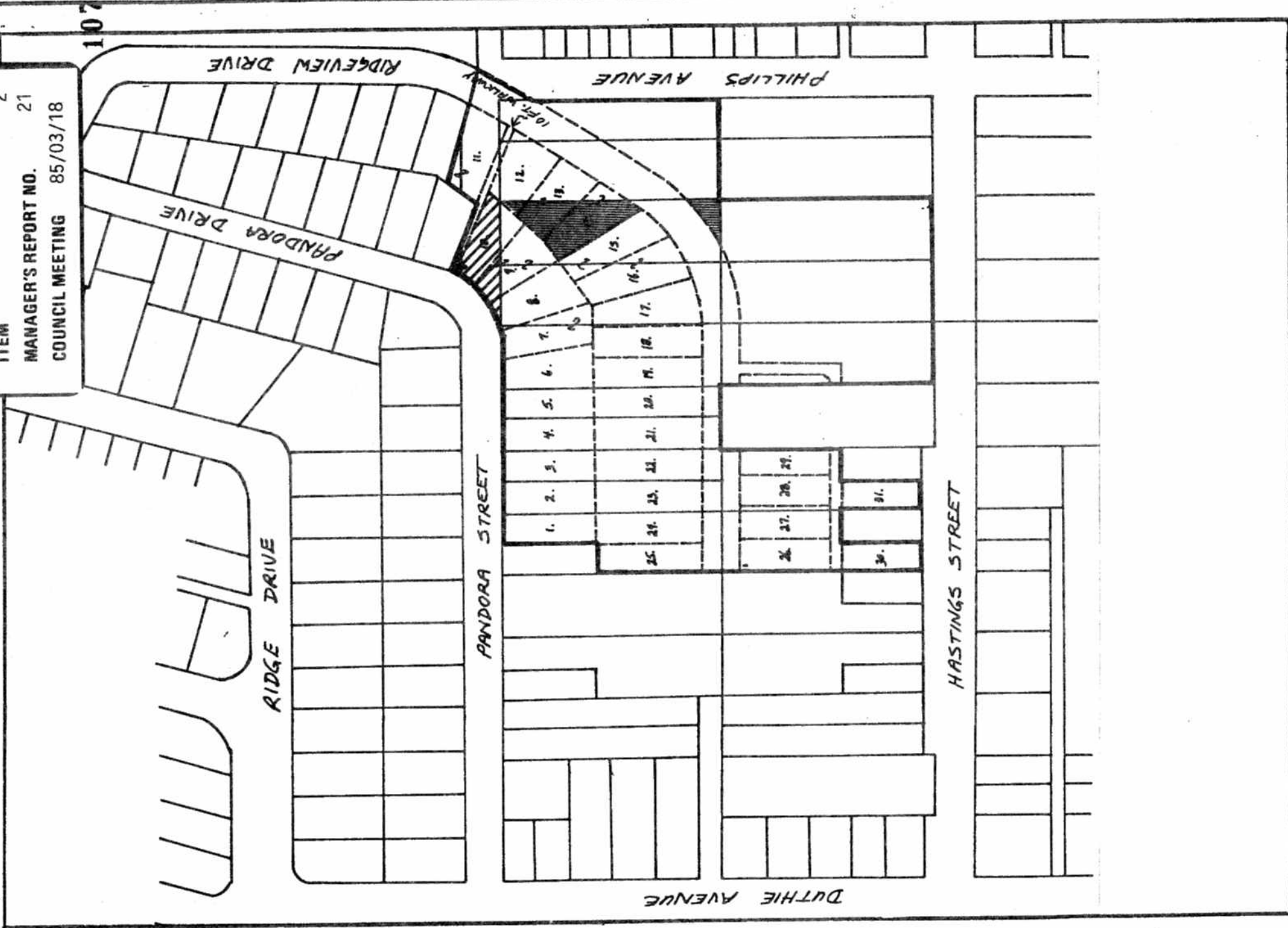
Burnaby Planning Department

 ROAD CLOSURE AREA

 ROAD/LANE DEDICATIONS

— VIA HIGHWAY EXCHANGE BYLAW




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Date
 1985 MARCH

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 SUBDIVISION REFERENCE # 18/83
 Burnaby Planning Department
 TRANSFER TO SUBDIVIDER -- VIA LAND EXCHANGE
 TRANSFER TO MUNICIPALITY

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THE CORPORATION OF THE DISTRICT OF BURNABY

STATEMENT OF FUNDS AVAILABLE

AS AT 1985 FEBRUARY 24

Tax Sale Fund (Tax Sale Lands)	\$ 4,584,715
Capital Works Machinery and Equipment Reserve (Corporate Lands)	14,803,535
Agreements Receivable	<u>948,743</u>
	20,336,993
<u>Less</u>	
Funds committed for development	1,055,855
Expenditures interim-financed from General Revenue Fund Pending Financing from Reserve	<u>1,123,632</u>
Funds Available for financing future land assembly and development programs	18,157,506
Estimated value of lands authorized for negotiation to purchase, this date	<u>3,597,800</u>
Uncommitted Funds	<u><u>\$14,559,706</u></u>



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