

ITEM 5
MANAGER'S REPORT NO. 37
COUNCIL MEETING 85/05/27

RE: SUBDIVISION REFERENCE NO. 44/79
MUNICIPAL SUBDIVISION
BURNWOOD DRIVE/GREYSTONE DRIVE
LANDSCAPE BUFFER

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER
FROM: APPROVING OFFICER
RE: SUBDIVISION REFERENCE #44/79
MUNICIPAL SUBDIVISION
BURNWOOD DRIVE/GREYSTONE DRIVE
LANDSCAPE BUFFER

1985 MAY 17

RECOMMENDATION:

1. THAT Council authorize the expenditure of approximately \$57,500.00 from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs for the installation of the berm planting along the north side of Greystone Drive east of Burnwood Drive and along the east side of Burnwood Drive north of Greystone Drive adjacent the subject municipal subdivision and maintenance for a period of one year by the Parks and Recreation Department.

REPORT

1.0 SUMMARY/INTRODUCTION

On 1979 April 30, Council authorized staff to initiate the servicing and subdivision of the municipal lands shown on the attached sketch, with the subsequent sale of individual lots by public tender.

The lots north of Greystone Drive and east of Burnwood Drive have all been sold and the majority have now been developed. The berms along Greystone and Burnwood Drives on these lots have been graded by the Parks and Recreation Department. It is now in order that the berm landscaping be undertaken this year (likely this Fall) in accordance with landscape plans as prepared by the Parks and Recreation Department as a condition of subdivision approval.

2.0 LANDSCAPING ESTIMATE

The Parks and Recreation Department have provided an estimate of \$57,500.00 which includes the cost of plant material, labour and maintenance for a period of one year. It should be noted that, as the subdivider, the Municipality is required to maintain the landscaping for one year to guarantee and replace any material as becomes necessary. This is a standard requirement of private subdividers, as well. After the one year period, the individual owners will become responsible for maintenance of their section of buffer on each lot.

3.0 FINANCING

It is proposed that the costs associated with installation of the berm planting and maintenance for one year be funded from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs. Attached is a statement of funds for this account.

4.0 CONCLUSION

Since the majority of the lots are developed in this eastern section of the subdivision, it is now in order to implement one of the last servicing requirements of this municipal subdivision, this being installation of the berm planting.

It should be noted that once the lots in the western portion of the subdivision (along the west side of Burnwood Drive and north side of Greystone Drive) have been sold and developed, we will then seek Council authority to complete the berm planting and will, at that time, provide an estimate to complete the landscaping of that section.

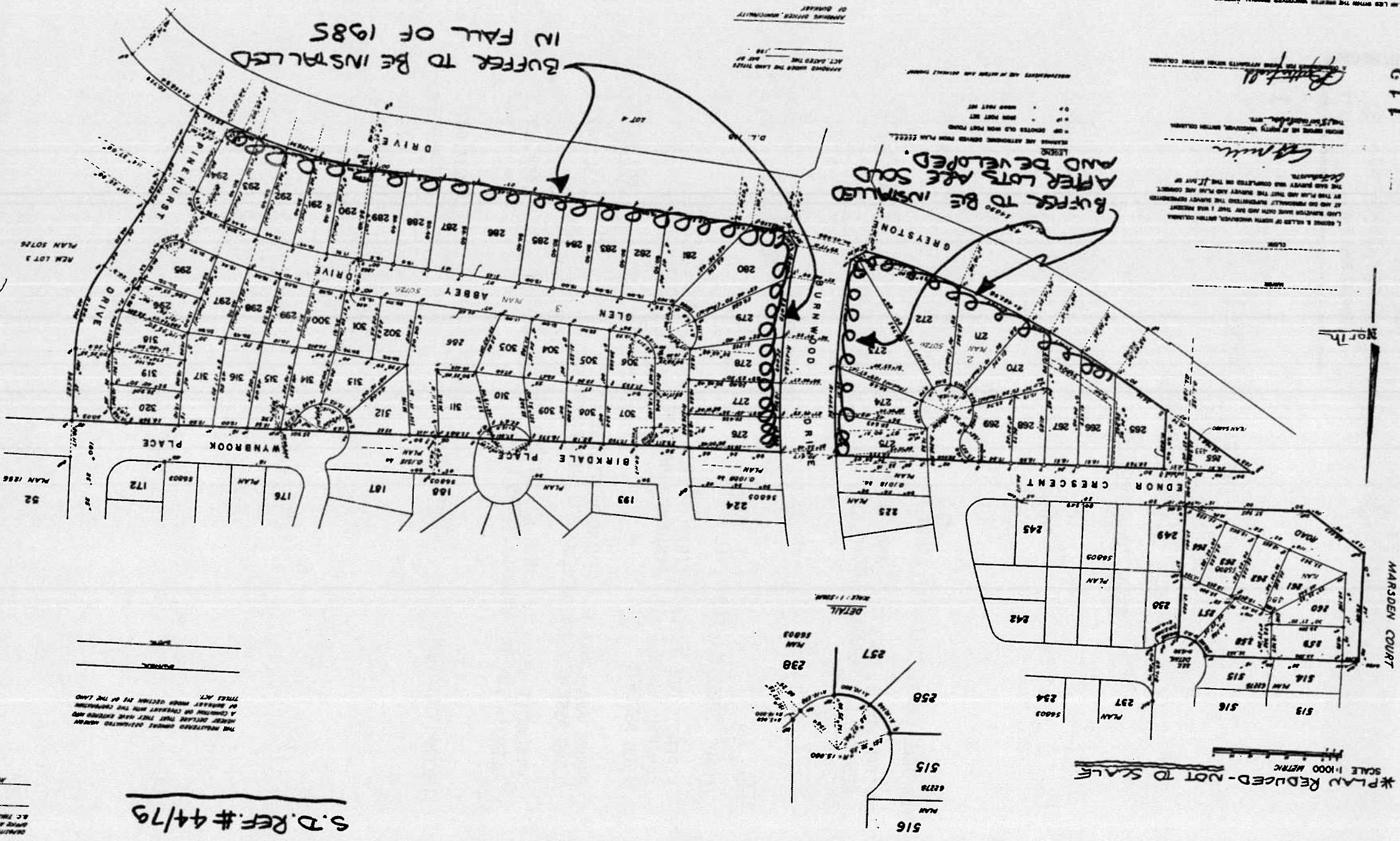

CMM:ad

Atts.

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


A. L. Parr,
APPROVING OFFICER

ITEM 5
 MANAGER'S REPORT NO. 37
 COUNCIL MEETING 85/05/27



S.D. REF. # 44/79

THE REGISTERED SURVEYOR HAS EXAMINED THE PLAN AND DECLARED THAT THE LOTS ARE CORRECTLY LAYED OUT AND THAT THE AREAS SHOWN AS OPEN SPACE ARE SUFFICIENT TO PROVIDE THE REQUIRED OPEN SPACE FOR THE DEVELOPMENT.

FULL OF LOT 486, D.L. 135, GP 1, PLAN 56808, N.W.D. AND LOT 433, D.L. 135, GP 1, PLAN 50726, N.W.D.

THE CORPORATION OF THE DISTRICT OF BURNABY

STATEMENT OF FUNDS AVAILABLE

AS AT 1985 APRIL 21

TAX SALE FUNDS (TAX SALE LANDS)	4,273,277
CAPITAL WORKS, MACHINERY AND EQUIPMENT RESERVE (CORPORATE LANDS)	<u>15,354,437</u>
	19,627,714
<u>LESS</u>	
FUNDS COMMITTED FOR DEVELOPMENT	1,215,578
EXPENDITURES INTERIM-FINANCED FROM GENERAL REVENUE FUND PENDING FINANCING FROM RESERVE	<u>281,689</u>
FUNDS AVAILABLE FOR FINANCING FUTURE LAND ASSEMBLY AND DEVELOPMENT PROGRAMS	<u>1,497,267</u>
ESTIMATED VALUE OF LANDS AUTHORIZED FOR NEGOTIATION TO PURCHASE, THIS DATE	<u>18,130,447</u>
	<u>3,492,800</u>
UNCOMMITTED FUNDS	<u><u>14,637,647</u></u>