

ITEM 3
MANAGER'S REPORT NO. 8
COUNCIL MEETING 85/01/28

RE: SUBDIVISION REFERENCE NO. 29/84
LOT 2, DL 6, GRP 1, PLAN 68479, NWD
9290 SULLIVAN STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Approving Officer be adopted

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TO: MUNICIPAL MANAGER 1985 JANUARY 17
FROM: APPROVING OFFICER
RE: SUBDIVISION REFERENCE #29/84
Lot 2, D.L. 6, Group 1, Plan 68479, N.W.D.
9290 SULLIVAN STREET

RECOMMENDATIONS:

1. THAT Council authorize the closure of a portion of Sullivan Street for consolidation with the above referenced municipal property subject to the conditions outlined in this report and the preparation and introduction of the necessary road closing by-law.
2. THAT Council authorize the preparation of all necessary road closing by-law plans and subdivision plans by the Engineering Department and the preparation of necessary engineering design drawings.
3. THAT Council authorize the servicing from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs and subsequent sale of proposed Lots 1 and 2 by public tender.

REPORT

1.0 SUMMARY/INTRODUCTION

The design and construction of Beaverbrook Drive extension between Noel Drive and Cameron Street was included in the 1983 - 1987 Capital Budget (1983 Major Roads Projects) (Code Category 16-38). The road has been fully operational for a few months. A subdivision plan was registered which dedicated the necessary road right-of-way and consolidated various adjacent municipal properties for future development purposes. A portion of the municipal lands (Lot 2, D.L. 6, Group 1, Plan 68479, N.W.D.) is currently undeveloped, is zoned R2 Residential District and is suitable for servicing and creation of two residential lots for subsequent sale by public tender (see attached sketch). This will involve the closure of a redundant portion of Sullivan Street and the re-alignment of various services as outlined in Section 2.0 of this report.

2.0 SERVICING REQUIREMENTS

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The Director Engineering reports that the following servicing is necessary:

- (a) Water: install water connections to both Lots 1 and 2 for a charge of \$1,100.00.
 - (b) Storm Sewer: construct a storm sewer main on Sullivan Street and Noel Drive to replace the existing storm sewer within the road closure area. This will be complete with manholes, connections, the removal of the existing storm sewer and all other necessary appurtenances at an estimated cost of \$25,700.00.
- B.C. Hydro reports that their existing gas main within the road closure area is to be relocated at an estimated cost of \$6,823.00.
- B.C. Telephone reports that their existing 3 way duct bank and feeder cable within the road closure area are to be relocated at an estimated cost of \$16,450.00.
- It is necessary to have these facilities relocated to provide a suitable building site on each lot.
- It should be noted that the road pavement and curbs on Sullivan Street do not encroach into the road closure area but are aligned to the north and 'T' into Noel Drive at the intersection.
- Assuming the total servicing cost is \$50,073.00, it is estimated that the design, survey and legal fees will be approximately \$7,000.00 (14% of the servicing cost).
- A Parkland Acquisition Levy of \$1,866.00 is required for the creation of the two new lots.

3.0 REQUIRED PLANS AND DOCUMENTS

It will be necessary to have engineering design drawings prepared in connection with the relocation of the above municipal, hydro and telephone services.

A road closing by-law plan and subdivision plan are required in accordance with the road closure and the creation of Lots 1 and 2 incorporating the road closure area.

A road closing by-law will be prepared and forwarded to Council for the necessary readings and Final Approval.

The Municipality will petition the Ministry of Municipal Affairs for title to the road closure area once Council has given Final Approval to the Road Closing By-law.

A covenant pursuant to Section 215 of the Land Title Act will be registered over Lot 1 to ensure that vehicular access is taken via Sullivan Street only for traffic reasons.

All items associated with the road closure and subdivision will subsequently be deposited in the Land Title Office for registration.

4.0 FINANCING

It is proposed that all costs associated with preparation of engineering design drawings and survey plans, registration and servicing 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. The proceeds from the sale of the two lots will be deposited back into this fund.

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5.0 CONCLUSION

The creation of these two residential lots will be in keeping with the character of the residential nature of the remainder of the block, will "tidy up" and complete that end of the block and will put to use a portion of undeveloped municipal property and redundant road allowance. We are, therefore, seeking Council authority and redundant road closure, subdivision and servicing. A further report will be forwarded to Council outlining the minimum values of the two lots when they are offered for sale by public tender (subsequent to completion of servicing).



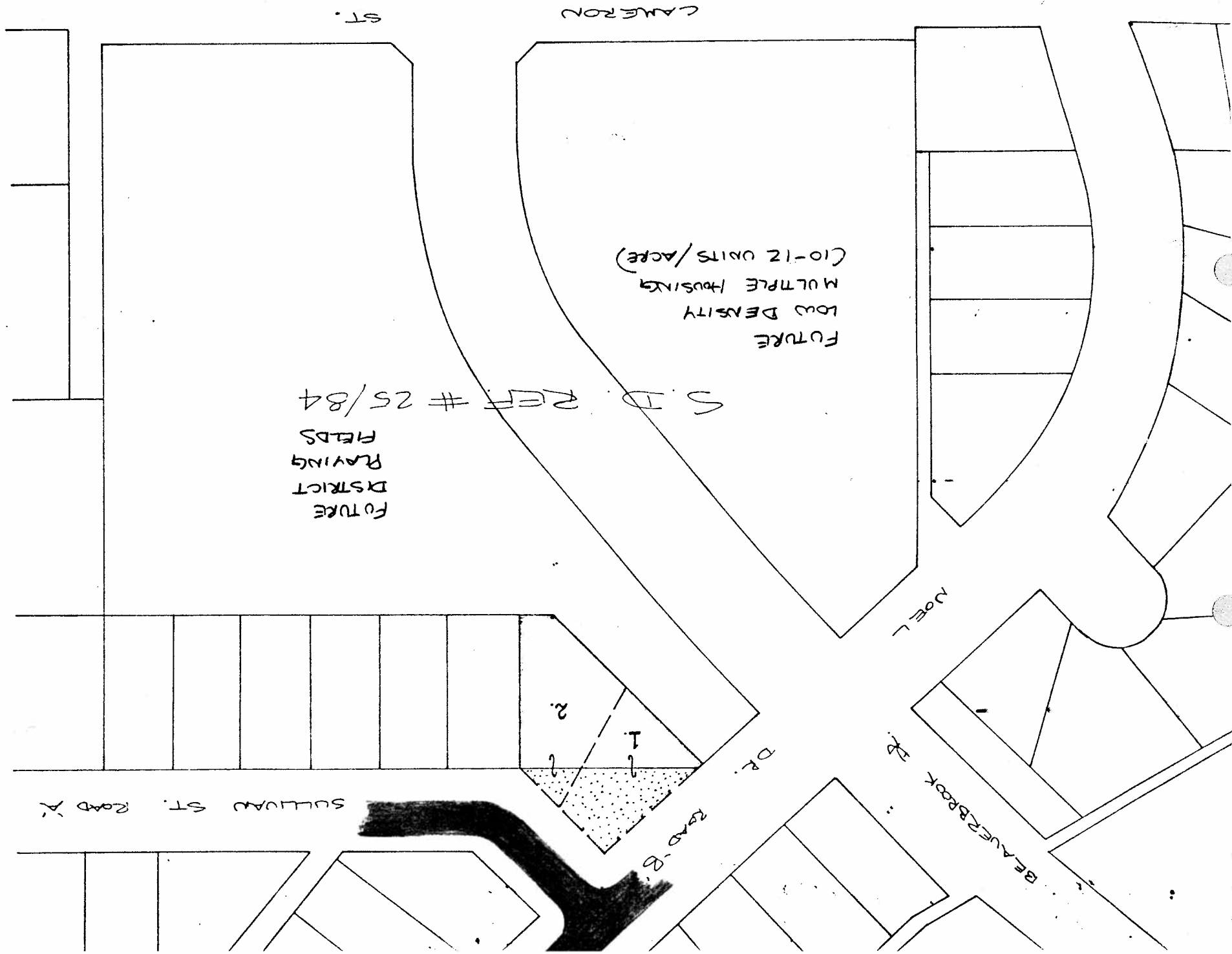
A. L. Parr,
APPROVING OFFICER

CMM:ad
Atts.
cc: Municipal Solicitor
Director Engineering
Director Finance
R.C. Reference #7/84

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SCALE: 1" = 100'
1984 MARCH CW.

D.L. 6
LOT 2
RAW 68479
S.D. REF. # 29/84
X REF R.C. REF. # 7/54
X REF S.D. REF. # 25/84
Zoning: R2



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THE CORPORATION OF THE DISTRICT OF BURNABY

STATEMENT OF FUNDS AVAILABLE

As At 1984 December 31 Interim 1985/01/15

Tax Sale Fund (Tax Sale Lands)	4,362,685
Capital Works Machinery and Equipment Reserve (Corporate Lands)	14,698,189
Agreements Receivable	1,139,888
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	20,200,762
<u>LESS</u>	
Funds Committed for Development	1,069,910
Expenditures Interim Financed from General Revenue Fund Pending Financing from Reserve	972,354
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	2,042,264
Funds Available for Financing Future Land Assembly and Development Programs	18,158,498
Estimated Value of Lands Authorized for Negotiation to Purchase, this date	3,597,800
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UNCOMMITTED FUNDS	14,560,698
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