

ITEM 5
MANAGER'S REPORT NO. 27
COUNCIL MEETING 85/04/09

RE: SUBDIVISION REFERENCE NO. 101/80 - PHASE I
PHILLIPS/LOUGHEED SUBDIVISION
MUNICIPAL SUBDIVISION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 MARCH 12
FROM: APPROVING OFFICER
RE: SUBDIVISION REFERENCE #101/80 - PHASE I
PHILLIPS/LOUGHEED SUBDIVISION
MUNICIPAL SUBDIVISION

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

1.0 SUMMARY/INTRODUCTION

The Municipality holds vacant land at Phillips Avenue and Loughheed Highway for development under its current R1 Residential zoning designation. It is intended that we proceed with the servicing and subsequent sale of Phase I by public tender (see attached sketch) to complete a portion of the road pattern established to the west of the subdivision, to be consistent with the adopted subdivision guide plan for the area and to be compatible with the developed R1 area to the west. This subdivision is included within the Capital Improvement Program.

Council, on 1974 August 06, authorized the Land Agent to enter into negotiations for the acquisition of the adjacent privately owned triangular property at the southwest corner of Loughheed Highway and Phillips Avenue (7318 Loughheed Highway). Since that time, the ownership of the property has changed several times and, to date, we have been unsuccessful in negotiating either the acquisition or a suitable land exchange. Repeated attempts within the past year to have the current owners enter into a land exchange and cost sharing of servicing have failed. It is now intended that the municipality pursue the subdivision and servicing of its land, creating

Lots 1 to 7 inclusive and Lots 17 to 35 inclusive (a total of 26 lots) for sale by public tender. The remaining municipally owned land comprising portions of Lots 8 to 16 inclusive will be held pending a possible future land exchange. It should be noted that as part of a future land exchange, the owner of 7318 Lougheed Highway would be required to reimburse the municipality for his share of the servicing costs that will be expended at this stage (for road and related services).

The following profit/loss statement appears in the Capital Improvement Program for the creation of 35 lots (Phase I in its entirety) for this subdivision:

Servicing Lots in Phillips/Lougheed Subdivision - 35 lots

<u>Expenses</u>		<u>Profit/Loss Statement</u>
Property Acq.	\$ -	Gross Est. Sales \$2,695,000
Servicing	1,339,234	Less Expenses 1,339,234
	<u>\$1,339,234</u>	*Return <u>1,355,766</u>

*Note: The land was acquired under Tax Sale procedures and, therefore, the estimated return includes a raw land value of \$1,350,000.

(B.C. Hydro special charges for double maining gas included).

2.0 SERVICING REQUIREMENTS

The Director Engineering reports that the following servicing is necessary:

A. Servicing Cost

1. Roads	\$ 324,400.00
2. Sanitary Sewer	123,000.00
3. Storm Sewer	247,000.00
4. Water Works	80,000.00
5. Street Lights	56,450.00
6. Underground Wiring	63,450.00
7. B.C. Hydro gas	65,000.00
8. Landscaping	180,000.00
	<u>\$ 1,139,300.00</u>

B. Engineering design, survey work and supervision cost

\$ 159,500.00

C. 4% Inspection fee

\$ 40,434.00

(Please note: Items 6 and 7 are not included in the 4% inspection fee)

Five percent (5%) of the municipal site area (approximately 28,540 sq.ft.) is to be dedicated as municipal parkland in lieu of payment of a parkland acquisition levy. The final area will be determined at the legal survey stage.

3.0 REQUIRED PLANS AND DOCUMENTS

It will be necessary to have engineering design drawings prepared in connection with the above services. It is proposed that preparation of the drawings be arranged through the Engineering Department.

A subdivision plan, right-of-way plan for municipal sewerage and drainage easements, explanatory plans for landscape buffer setback purposes and

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principal building setback purposes, together with associated documents, are required. It is proposed that preparation of the plans be arranged through the Engineering Department.

A landscape plan is required for the 12 m (40 ft.) landscape buffer adjacent to Loughheed Highway on proposed Lots 6, 7 and 8, for the 6.096 m (20 ft.) landscape buffer adjacent to Phillips Avenue on proposed Lots 17 and 18 and for the buffer area between proposed Lots 16 and 17 (this area will contain a section of the curvilinear pedestrian walk that will eventually meander through the future municipal park site and link up to the existing curvilinear section through the residential area south of Buffalo Street). It is proposed that preparation of the plans be arranged through the Parks and Recreation Department.

4.0 FINANCING

It is proposed that all costs associated with preparation of engineering design drawings, survey plans and landscape 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 lots will be deposited back into this fund.

5.0 CONCLUSION

The creation of these residential lots will be in keeping with the character of the established low density suburban R1 Residential area to the west and will put to use a portion of undeveloped municipal land on which a relatively open type of residential development will be provided. We are, therefore, advising Council of our intention to now proceed with the subdivision and servicing of the municipal land, excluding the privately owned adjacent property. A further report will be forwarded to Council outlining the minimum values of the lots when they are offered for sale by public tender (subsequent to completion of servicing).

CMM:ad
Atts.

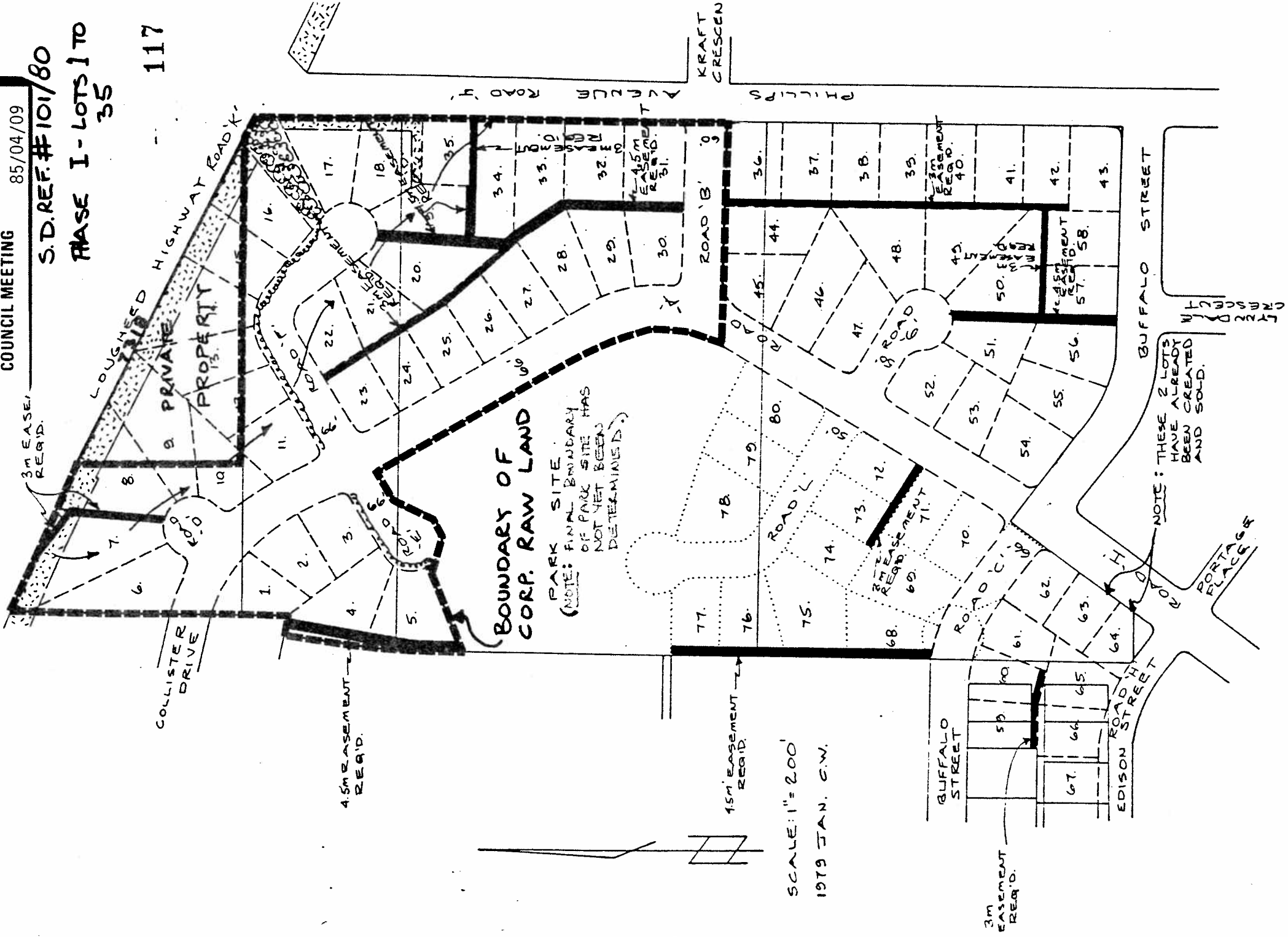
cc: Municipal Solicitor
Director Engineering
Director Recreation & Cultural Services
Director Finance


A. L. Parr,
APPROVING OFFICER

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S.D. REF. #101/80
 PHASE I - LOTS 1 TO 35

117



SCALE: 1" = 200'
 1979 JAN. C.W.

SUBDIVISION GUIDE PLAN

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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

Less

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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