

ITEM 12
MANAGER'S REPORT NO. 77
COUNCIL MEETING 85/12/09

RE: SUBDIVISION REFERENCE NO. 87/85
LOT 1, BLK 4, DL 29, PL 3035 AND PORTION OF
THIRTEENTH AVENUE ROAD ALLOWANCE
7268 THIRTEENTH AVENUE
MUNICIPAL SUBDIVISION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 NOVEMBER 27

FROM: APPROVING OFFICER

RE: SUBDIVISION REFERENCE #87/85
LOT 1, BLOCK 4, D.L. 29, PLAN 3035 AND PORTION OF
THIRTEENTH AVENUE ROAD ALLOWANCE
7268 THIRTEENTH AVENUE
MUNICIPAL SUBDIVISION

RECOMMENDATIONS:

1. THAT a Road Closing By-law be introduced for the closure of a portion of the Thirteenth Avenue road allowance adjacent to 7268 Thirteenth Avenue subject to the conditions outlined in this report.
2. THAT Council authorize the preparation of all necessary road closing by-law plans and subdivision plans by the Engineering Department.
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 Lot 1 by public tender.

REPORT

1.0 SUMMARY/INTRODUCTION

The Municipality currently owns a vacant parcel of land at the southeast intersection of Thirteenth Avenue and Fifteenth Street as shown on the attached sketch. The property is zoned R5 Residential District and is suitable for servicing and single-family residential development. The lot is not required for park purposes or other municipal use. In order to create a suitable building site, it is proposed that a redundant portion of Thirteenth Avenue be closed and consolidated with the subject lot.

2.0 SERVICING REQUIREMENTS

The Director Engineering reports that the following servicing is necessary:

(a) Water: construct a water service to Lot 1 for a charge of \$450.00. 125

There are no utilities or road works within the road closure area.

A parkland acquisition levy of \$933.00 is required for the creation of the new lot.

Nominal survey and legal fees will be incurred in preparation and registration of all required plans and documents.

3.0 REQUIRED PLANS AND DOCUMENTS

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

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 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 new lot will be deposited back into this fund.

5.0 CONCLUSION

The creation of a suitably configured residential lot will be in keeping with the character of the residential nature of the remainder of the block on the south side of Thirteenth Avenue, 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 to pursue the road closure, subdivision and servicing. A further report will be forwarded to Council outlining the minimum value of the new lot when it is offered for sale by public tender (subsequent to completion of road closure, subdivision and servicing).

CMM:ad
Atts.

cc: Municipal Solicitor
Director Engineering
Director Finance
Director Recreation & Cultural Services
Director Administrative & Community Services
R.C. Reference #12/85
Planner II (C.R. Lowther)



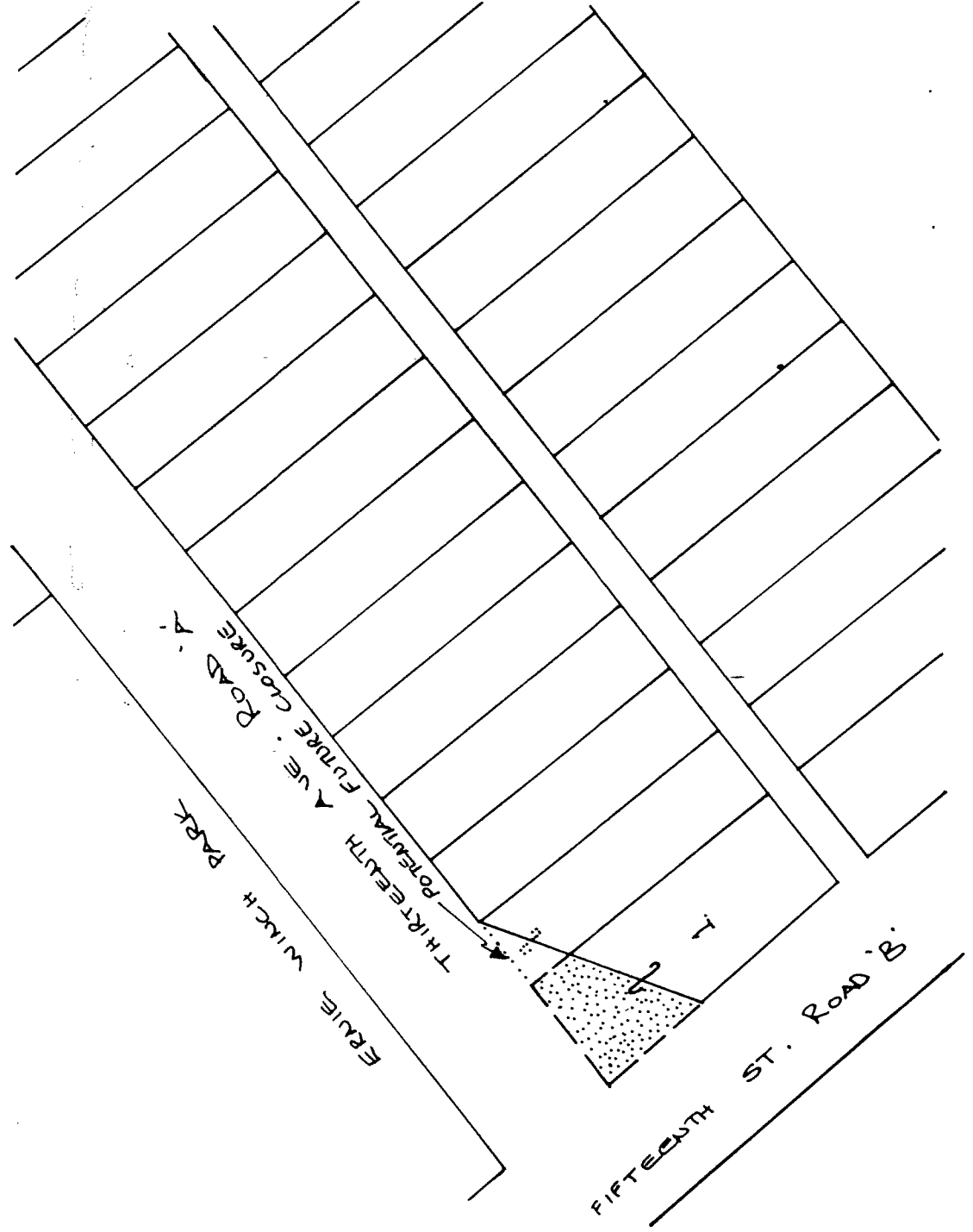
A.L. PARR,
APPROVING OFFICER

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D.L. 2D
 BLK. 4
 LOT 1
 PLAN 30735
 S. PTN. OF THIRTEENTH AVE.

S.D. REF. # 87/85
 X. REF. R.C. REF. # 12/85
 " " PS-S-85-D.L. 29

ZONING: R5



PROPOSED ROAD CLOSURE



SCALE: 1:1000 M
 1985 SEPT. C.M.M.

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THE CORPORATION OF THE DISTRICT OF BURNABY

STATEMENT OF FUNDS AVAILABLE

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AS AT 1985 NOVEMBER 03

TAX SALE FUND (TAX SALE LANDS)	6,043,643
CAPITAL WORKS, MACHINERY & EQUIPMENT RESERVE (CORPORATE LANDS)	17,798,607
AGREEMENTS RECEIVABLE	<u>1,350,358</u>
	25,192,608
<u>LESS</u>	
FUNDS COMMITTED FOR DEVELOPMENT	1,907,739
EXPENDITURES INTERIM-FINANCED FROM GENERAL REVENUE FUND PENDING FINANCING FROM RESERVE	<u>2,020,599</u>
FUNDS AVAILABLE FOR FINANCING FUTURE LAND ASSEMBLY AND DEVELOPMENT PROGRAMS	<u>3,928,338</u>
ESTIMATED VALUE OF LANDS AUTHORIZED FOR NEGOTIATION TO PURCHASE, THIS DATE	<u>21,264,270</u>
	<u>3,526,800</u>
UNCOMMITTED FUNDS	<u><u>17,737,470</u></u>