

ITEM	4
MANAGER'S REPORT NO.	14
COUNCIL MEETING	86/02/24

RE: 1986 MUNICIPAL SUBDIVISION PROGRAM  
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER  
SUBDIVISION REFERENCE NO. 112/85 - DL 87 PHASE II

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1986 FEBRUARY 17

FROM: APPROVING OFFICER

RE: 1986 MUNICIPAL SUBDIVISION PROGRAM  
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER  
SUBDIVISION REFERENCE #112/85 - D.L. 87 PHASE II

RECOMMENDATIONS:

1. THAT Council authorize the servicing of the subject municipal subdivision from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs and subsequent sale of the proposed lots by public tender, together with preparation of all necessary survey plans, engineering design drawings, legal documents and introduction of a by-law to amend a portion of Robert Burnaby Park boundary and a Highway Exchange By-law.
2. THAT Council authorize the Municipal Solicitor to enter into negotiations with B.C. Hydro & Power Authority to obtain municipal easements for drainage purposes within the existing Hydro right-of-way.
3. THAT Council authorize the Municipal Solicitor to enter into negotiations with the owner of 7969 Goodlad Street to obtain the land that is necessary for the road.

REPORT

1.0 SUMMARY/INTRODUCTION

Council, on 1984 February 20, received a report advising of the intent to advance D.L. 87 Phase I (zoned R2 Residential District) for servicing and subsequent sale of the lots by public tender. Servicing is nearing completion in this phase and it is expected that the lots will be in a sales position by Spring of this year.

It is now intended to advance Phase II (51 lots) (see attached Sketch #1) for servicing this year with sales proposed for 1987. The zoning of Phase II, as well as future Phase III, is R2 Residential District.

This subdivision will appear in the 1986 Capital Budget - Municipal Subdivisions for consideration by Council in May.

2.0 SERVICING REQUIREMENTS

The Director Engineering has provided a preliminary servicing estimate of \$1,280,000.00 for road works (including the construction of Fourth Street from Road 'F' south to the Wedgewood Street subdivision as shown on the attached Sketch #2), water, storm, sanitary, underground wiring, site preparation and boulevard planting.

It is estimated that the engineering, survey and legal fees will be approximately \$179,200.00 (14% of the servicing cost).

A Parkland Acquisition Levy of \$47,583.00 is required for the creation of the new lots.

Taking into account an estimated raw land value of \$1,460,000.00 (2.43/sq. ft.), the revenue to the Municipality after servicing and sale of the lots has been estimated at \$836,000.00 (based on current market value).

3.0 REQUIRED ROAD DEDICATION

As can be noted on Sketch #1, in order to complete the link of Road 'F' through to Goodlad Street, it will be necessary to obtain road dedication from the owner of 7969 Goodlad Street. It is proposed that the Municipal Solicitor enter into negotiations with the owner. The negotiations may lead to the participation of the owner in the subdivision.

4.0 HYDRO RIGHT-OF-WAY

As can be noted on Sketch #1, a B.C. Hydro right-of-way separates part of Phase II and Phase III. The Director Engineering reports that easements will be required within this right-of-way to allow the Municipality to construct drainage pipes therein. It is proposed that the Municipal Solicitor enter into negotiations with B.C. Hydro to obtain the necessary easements. It is hoped that the easements can be aquired for the nominal charge of \$1.00.

5.0 AMENDMENT TO ROBERT BURNABY PARK BOUNDARY

By-law No. 551 was passed by Council on 1926 November 22 to define and set aside those lands now known as Robert Burnaby Park for park purposes. Council, on 1984 July 09, authorized the preparation and introduction of a by-law to amend a portion of Robert Burnaby park in Phase I as shown on the attached Sketch #3. Part of the park was required for road dedication purposes and part of the subdivision was being added into the park. This by-law amendment required the affirmative vote of at least 2/3 of all members of Council, as well as the approval of the Minister of Municipal Affairs. "Robert Burnaby Park Boundary Realignment Bylaw 1984" received the necessary approval of the Minister and subsequently received Final Adoption by Council on 1985 January 02.

Phase II will also require an amendment by-law to the park boundary. Part of the park is required for road dedication purposes (approximately 2,414 m<sup>2</sup>) and part of the subdivision will be added into the park (approximately 784 m<sup>2</sup>) as shown on the attached Sketch #4. The actual areas are subject to confirmation on the final legal survey plan. The Parks and Recreation Commission, after reviewing our request for the amendments to the park boundary of both Phase I and Phase II at their meeting on 1984 July 04, wanted approval to the proposals.

6.0 REQUIRED ROAD CLOSURES

As can be noted on Sketch #1, a portion of the undeveloped Mayfield Street road allowance and a portion of the undeveloped Fourth Street road allowance need to be closed in order to facilitate the creation of portions of Lots 47 and 48 and for inclusion in Robert Burnaby Park, respectively. It is proposed that these portions of road be closed via the Highway Exchange By-law method in exchange for the dedication of road within the subdivision. Reports of the road closure are being circulated to the various agencies having an interest in the closure and any existing utilities will be protected by easement as may be necessary.

7.0 REQUIRED PLANS AND DOCUMENTS

It will be necessary to have engineering design drawings prepared in connection with the above services.

A subdivision plan and any right-of-way plans and accompanying documents for municipal easements are required. The owner's signature of the property at 7969 Goodlad Street will be required on the subdivision plan to effect the necessary road dedication.

A survey plan defining the area required for road allowance purposes and the area to be added onto the park is required to accompany the park boundary amendment by-law.

A park boundary amendment by-law is required and will need the affirmative vote of at least 2/3 of all members of Council, as well as the approval of the Minister of Municipal Affairs.

A Highway Exchange By-law, together with a Highway Exchange By-law plan, are required to effect the road closures.

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

8.0 FINANCING


All costs associated with preparation of engineering design drawings, survey plans and documents are to be funded from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs. The development is in accordance with our Capital Program and funds are available to finance the development. The proceeds from the sale of the lots will be deposited back into this fund.

9.0 CONCLUSION

In order to continue with the advancement for servicing and sale by public tender of municipally-owned land and to assist in meeting the demand for conventional single-family lots, we are seeking Council authority to pursue the subdivision, servicing, park boundary amendment by-law, road closures, negotiations with the owner of 7969 Goodlad Street and negotiations with B.C. Hydro. A further report will be forwarded to Council outlining minimum values of the lots when they are offered for sale by public tender (subsequent to completion of servicing) (scheduled in the 1987 sales program).

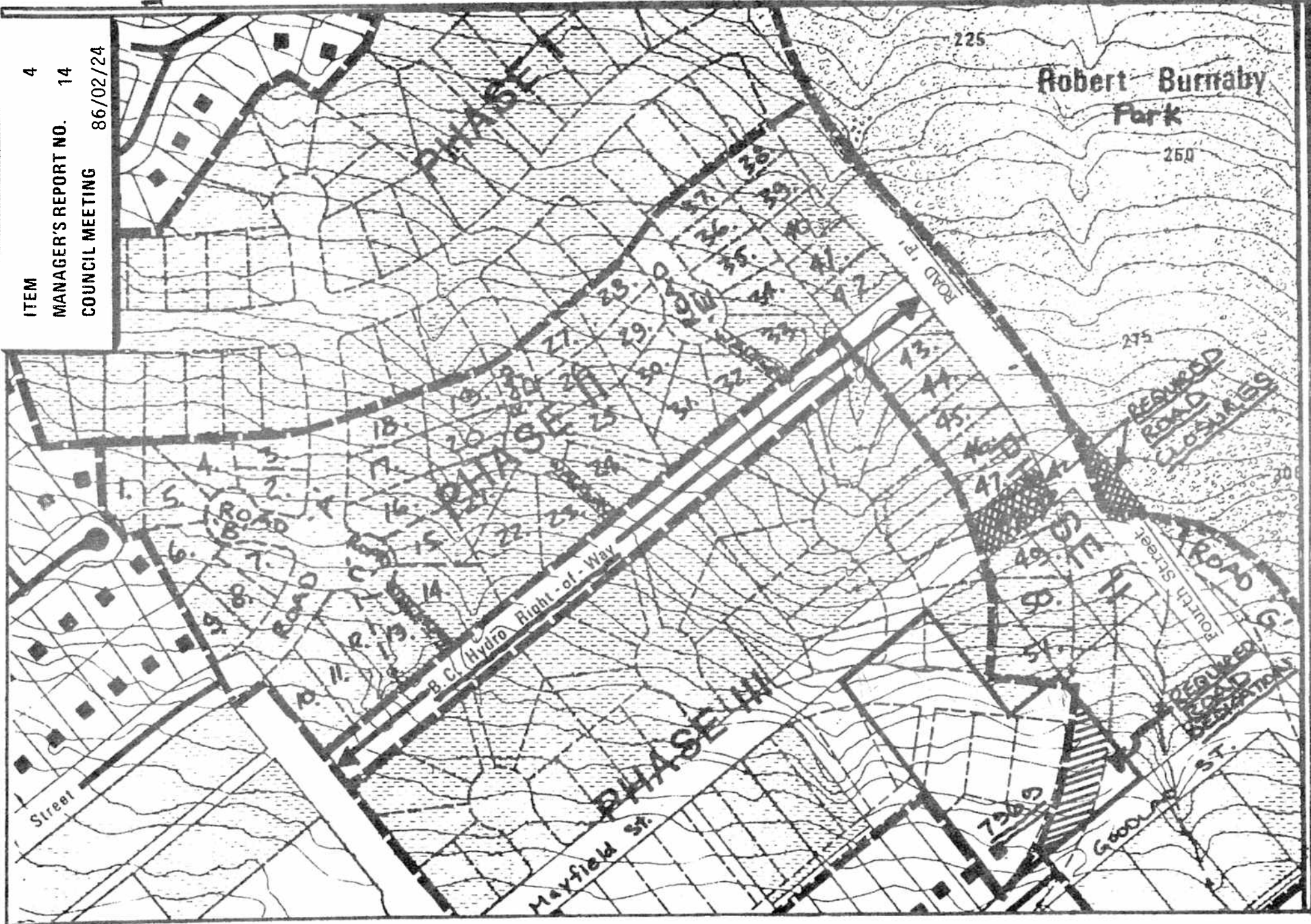
CMM:ad  
Atts.

cc: Municipal Solicitor  
Director Engineering  
Director Finance  
Director Recreation & Cultural Services  
Director Administrative & Community Services  
C.R. Lowther - Planner II

  
A.L. PARR,  
APPROVING OFFICER

ITEM 4  
 MANAGER'S REPORT NO. 14  
 COUNCIL MEETING 86/02/24

114



Date

1986 FEB.

Scale

1" = 200'

Drawn By

C.M.M.

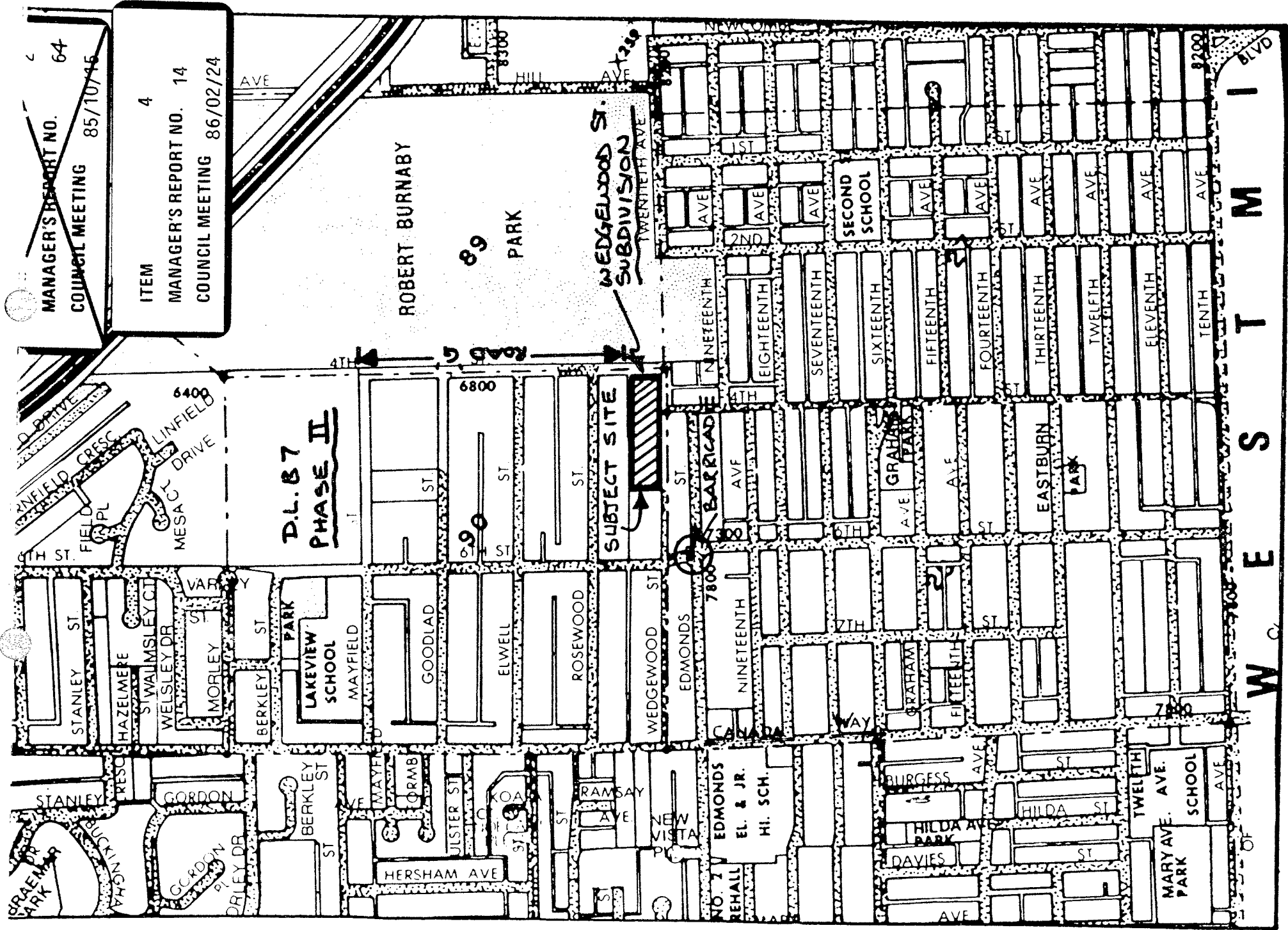
Burnaby Planning Department

S.D.Re # 112/85

D.L.87 PHASE II

SKETCH #1





MANAGER'S REPORT NO. 64  
 COUNCIL MEETING 85/10/15

ITEM 4  
 MANAGER'S REPORT NO. 14  
 COUNCIL MEETING 86/02/24

**D.L. B7  
 PHASE II**

ROBERT BURNABY  
 89 PARK

WEDGEWOOD ST.  
 SUBDIVISION

SUBJECT SITE

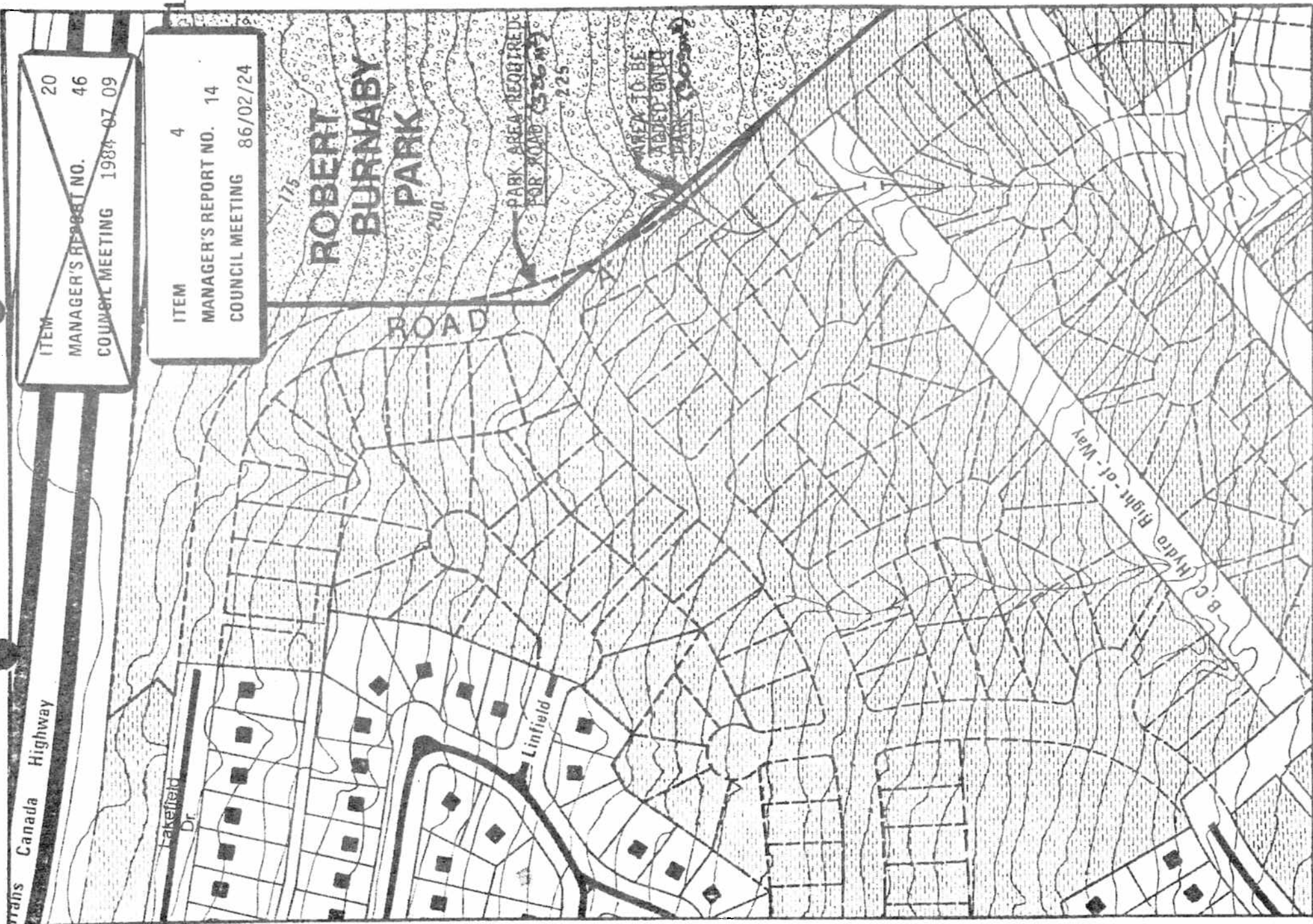
WESTMONT



Burnaby Planning Department

Date
Scale 1" = 1600'
Drawn By C.M.M.





ITEM 20  
 MANAGER'S REPORT NO. 46  
 COUNCIL MEETING 1984-07-09

ITEM 4  
 MANAGER'S REPORT NO. 14  
 COUNCIL MEETING 86/02/24

116

Date

1984 JUNE

Scale

1" = 200'

Drawn By

C.W.

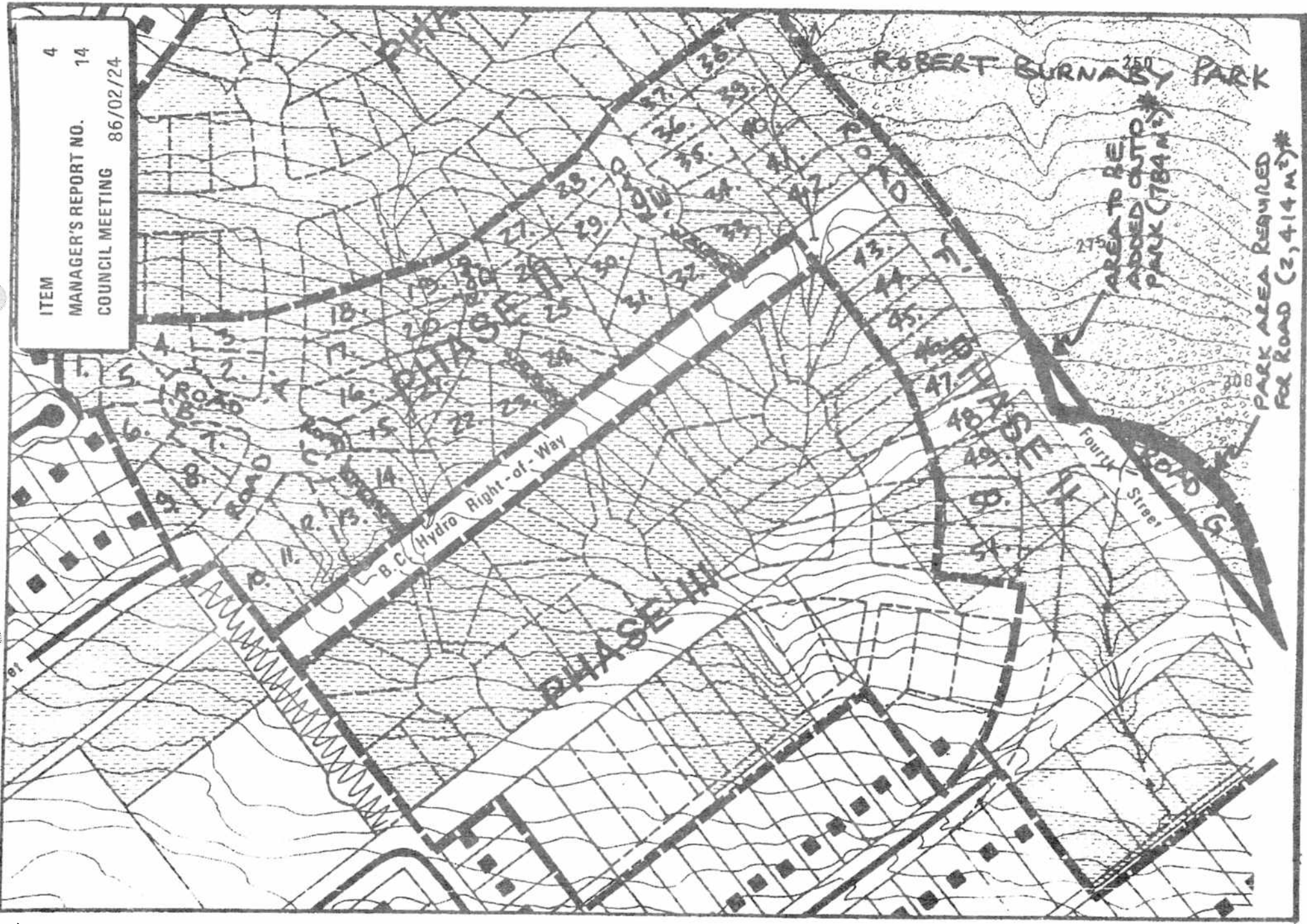


Burnaby Planning Department



SUBDIVISION REFERENCE #63/83

**SKETCH # 3**



ITEM 4  
 MANAGER'S REPORT NO. 14  
 COUNCIL MEETING 86/02/24

# FINAL AREAS TO BE CONFIRMED BY SURVEY



Burnaby Planning Department

PARK BOUNDARY AMENDMENT

117

Date 1986 FEB.  
 Scale 1" = 200'  
 Drawn By C.M.M.

SKETCH #4

