

RE: SUBDIVISION REFERENCE NO. 44/79 - MUNICIPAL SUBDIVISION
 BURNWOOD DRIVE/GREYSTONE DRIVE
 MUNICIPAL OPEN SPACE LOTS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 SEPTEMBER 22

FROM: APPROVING OFFICER

RE: SUBDIVISION REFERENCE #44/79 - MUNICIPAL SUBDIVISION
 BURNWOOD DRIVE/GREYSTONE DRIVE
 MUNICIPAL OPEN SPACE LOTS

RECOMMENDATION:

1. THAT Council authorize the expenditure of approximately \$59,300.00 from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs for the installation of supplemental landscaping of the municipally-owned open space lots in the subject municipal subdivision.

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.

Most of the lots have now been developed. It is now in order that the municipally-owned open space lots be landscaped this Fall in accordance with landscape plans as prepared by the Parks and Recreation Department as a condition of subdivision.

Once landscaped, these open space lots will require minimal ongoing maintenance by the Parks and Recreation Department. The Engineering Department have agreed to budget for their maintenance.

2.0 LANDSCAPING ESTIMATE

The Parks and Recreation Department have provided an estimate of \$59,300.00 for the clean up and landscaping of the open space lots.

The Parks and Recreation Department, in preparing the landscape plans for these areas, have provided the following comments:

The design's intent is to provide functional neighbourhood open space. Opportunities for casual play, incidental seating, horti-

cultural display and creek access will exist. These lots provide transition points within the Community thereby requiring informal pathways to allow access through the properties. The Lot 286 route will function as an important connection between the linear greenway to the north (from Burnwood Drive to Wynbrook Place) and the future Squid Lake Park as well as the golf course.

The scheme for all three sites dominates in native plant material that will generally result in lower maintenance and provide a natural foundation and definition to these lots. Major areas within each site will be grassed.

To open up these sites for any kind of development requires major work. There is excess fill, boulders and rubbish present. The removal of unwanted vegetation is a big task as it is very overgrown, some tree removal is required for safety reasons. The minimum cost to complete this stage comes to \$28,600.00. Landscaping, which includes the installation of grassed areas, re-establishment and enhancement of selective tree cover and the installation of shrubs for accent planting and year round interest, as well as ground cover establishment, comes to a cost of \$24,750.00. The creek running through Lot 286 is an important neighbourhood amenity. The design of this property includes the enhancement of the creek edge as needed to provide access to it at specific points.

3.0 FINANCING


The costs associated with the landscaping are funded from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs. The subject works are in accordance with our Capital Program and funds are available to finance this project.

4.0 CONCLUSION

Since the majority of the lots in this municipal subdivision are now developed, these open space lots can now be landscaped for the use and enjoyment of the neighbourhood residents. It is now in order, therefore, to implement one of the last servicing requirements of this municipal subdivision.

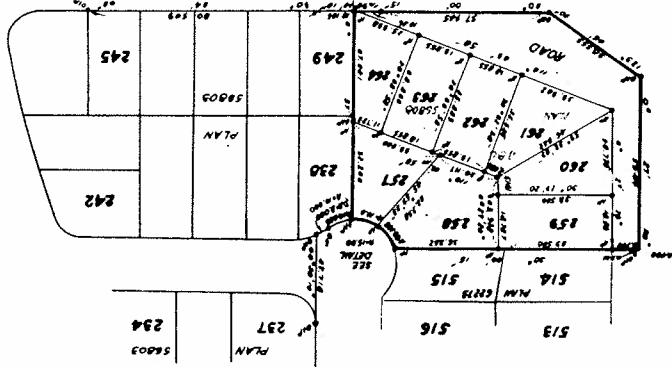
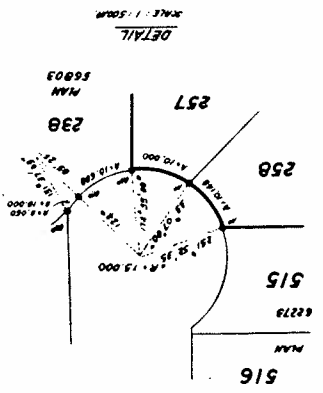
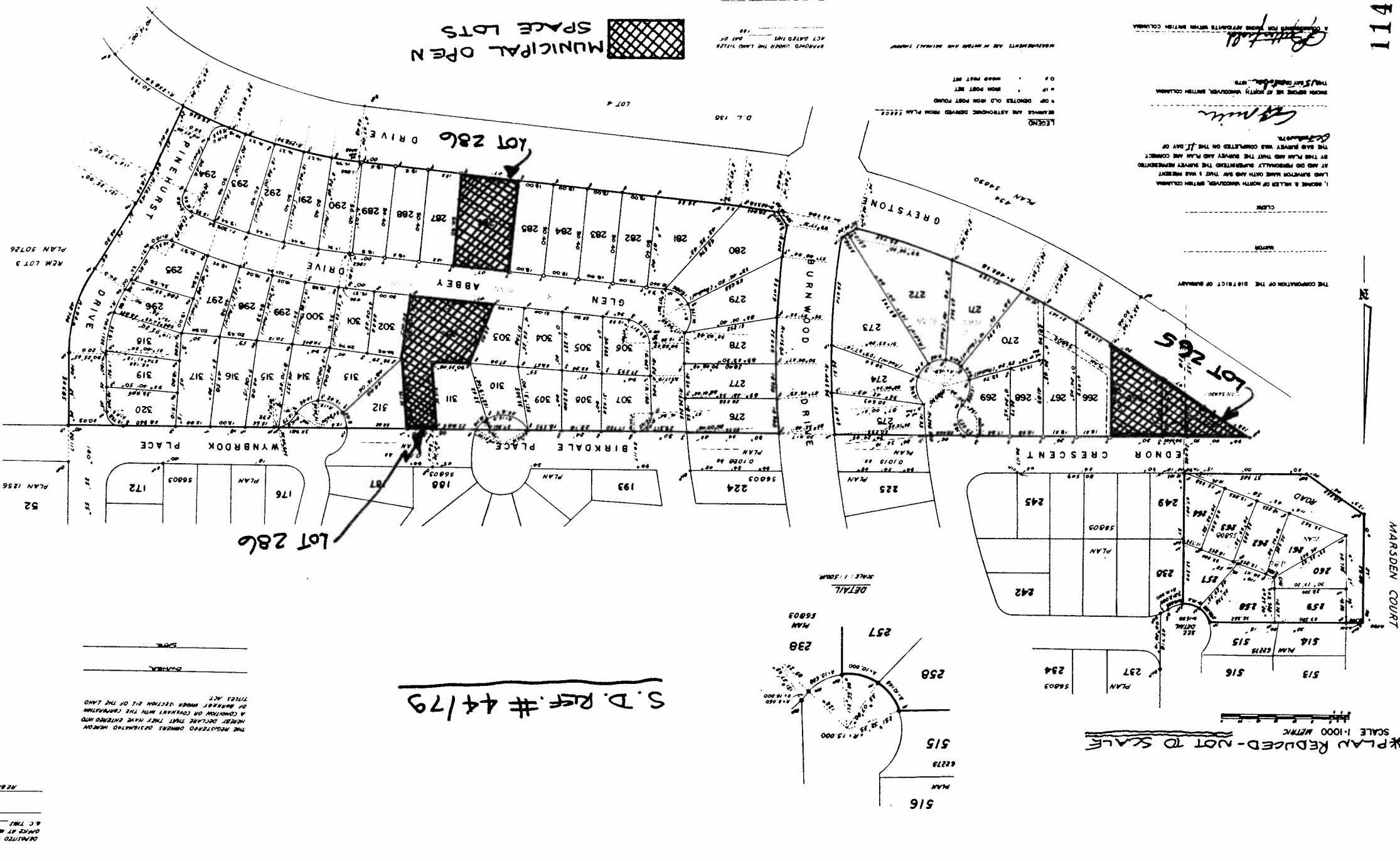
CMM:ad
Att.

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


A.L. PARR,
APPROVING OFFICER

ITEM
MANAGER'S REPORT NO. 5
COUNCIL MEETING 57
86/09/29

SUBDIVISION PLAN OF LOT 2 AND PART OF LOT 3, D.L. 137 AND 138, GP 1, PLAN 50726, N.W.D.
 ALL OF LOT 486, D.L. 135, GP 1, PLAN 56808, N.W.D. AND LOT 433, D.L. 135, GP 1, PLAN 54890, N.W.D.



S.D. REF. # 44/79

THE REGISTERED OWNERS DESIGNATED HEREBY
 HEREBY DECLARE THAT THEY HAVE ENTERED AND
 A CONDITION OR CHANGE IN THE CONVEYANCE
 OF BURNEST FROM SECTION 312 OF THE LAND
 TRUSTS ACT.

REGISTERED
 DATED AT NEW WESTMINSTER
 THIS 14TH DAY OF SEPTEMBER
 1986

PLAN

*PLAN REDUCED - NOT TO SCALE
 SCALE 1:1000 METRIC

THE CORPORATION OF THE DISTRICT OF BURNEST
 HEREBY CERTIFIES THAT THE SURVEY AND PLAN ARE CORRECT
 AT AND ON PROBABLY SUBMITTED TO THE REGISTERED
 LAND SURVEYOR HARRY GALT AND THAT THIS IS A
 LAND SURVEYOR MADE ONLY AND NOT A
 LEGAL OPINION.
 HARRY GALT
 REGISTERED SURVEYOR

LEGEND
 BRACKETS AND ASTROLOGIC DERIVED FROM PLAN 12202
 * GP 1 DESIGNATED OLD HIGH POST FOUND
 * GP 2 DESIGNATED NEW HIGH POST FOUND
 * GP 3 HIGH POST SET
 * GP 4 HIGH POST SET
 * GP 5 HIGH POST SET
 * GP 6 HIGH POST SET

MUNICIPAL OPEN SPACE LOTS

BRACKETS UNDER THE LAND TRUSTS ACT DATED THIS 14TH DAY OF SEPTEMBER 1986
 APPROVED OFFICER MUNICIPALITY OF BURNEST

THE PLAN LIES WITHIN THE BURNEST MUNICIPAL DISTRICT

MARDEN COURT

111

