

ITEM 3
MANAGER'S REPORT NO. 24
COUNCIL MEETING 86/04/07

RE: ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
SUBDIVISION REFERENCE NO. 14/86 - CAMROSE PHASE III

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 APRIL 02
FROM: APPROVING OFFICER
RE: 1986 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
SUBDIVISION REFERENCE #14/86 - CAMROSE PHASE III

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 a Highway Exchange By-law.
2. THAT Council authorize the Municipal Solicitor to enter into negotiations with B.C. Hydro & Power Authority if it becomes necessary to obtain road dedication from a portion of their Lot 26.

REPORT

1.0 SUMMARY/INTRODUCTION

Council, on 1981 January 19, received a report advising of the intent to advance Camrose Phase I and Phase II (zoned R2 Residential District) for servicing and subsequent sale of the lots by public tender (see attached Sketch #1). Servicing of these two phases is complete and the majority of the lots have been sold.

It is now intended to advance Phase III (17 lots) for servicing this year with sales proposed for 1987. The zoning of this phase 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 \$310,535.00 for road works, water, storm, sanitary, underground wiring, boulevard planting, walkway and walkway lights.

It is estimated that the engineering, survey and legal fees will be approximately \$43,475.00 (14% of the servicing cost).

Park dedication is to be made in lieu of payment of a park levy.

Taking into account an estimated raw land value of \$530,000.00 (\$2.33/sq. ft.), the revenue to the Municipality after servicing and sale of the lots has been estimated at \$255,000.00 (based on current market value).

3.0 POSSIBLE ROAD DEDICATION - HYDRO LOT 26

As can be noted on the Sketch #1, it may be necessary to obtain minor road dedication from Lot 26 which is owned by B.C. Hydro to complete Road 'A'. It will not be known until the design stage whether the road alignment will encroach onto this lot. In the event that it is determined that road dedication is necessary, it is proposed that the Municipal Solicitor enter into negotiations with B.C. Hydro to obtain the widening.

4.0 REQUIRED ROAD CLOSURES

As can be noted on the attached Sketch #2, portions of road and lane allowances must be closed in order to facilitate the creation of a number of the residential lots. It is proposed that these portions of road and lane be closed via the Highway Exchange By-law method in exchange for the dedication of roads within the subdivision. Reports of the closures are being circulated to the various agencies having an interest in the closures and any existing utilities will be protected by easement as may be necessary.

Section 574 of the Municipal Act requires that public notice of intention be given by advertisement once each week for two consecutive weeks in the local newspaper before adopting a Highway Exchange By-law. Past municipal practice has also included sending notices to surrounding area residents and holding a public hearing. It is unknown how this practice began. Unless Council directs otherwise, we propose to simply comply with the Municipal Act and advertise as required under Section 574. This is considered appropriate as the use of a Highway Exchange Bylaw is merely a tool to facilitate implementation of an already established subdivision pattern.

5.0 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 easements are required. B.C. Hydro's signature will be required on the subdivision plan if road dedication is required from their Lot 26.

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

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

6.0

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.

7.0

CONCLUSION

In order to complete the subdivision and road pattern within the Camrose area, we are seeking Council authority to pursue the subdivision, servicing, road and lane closures and negotiations, if necessary, 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).

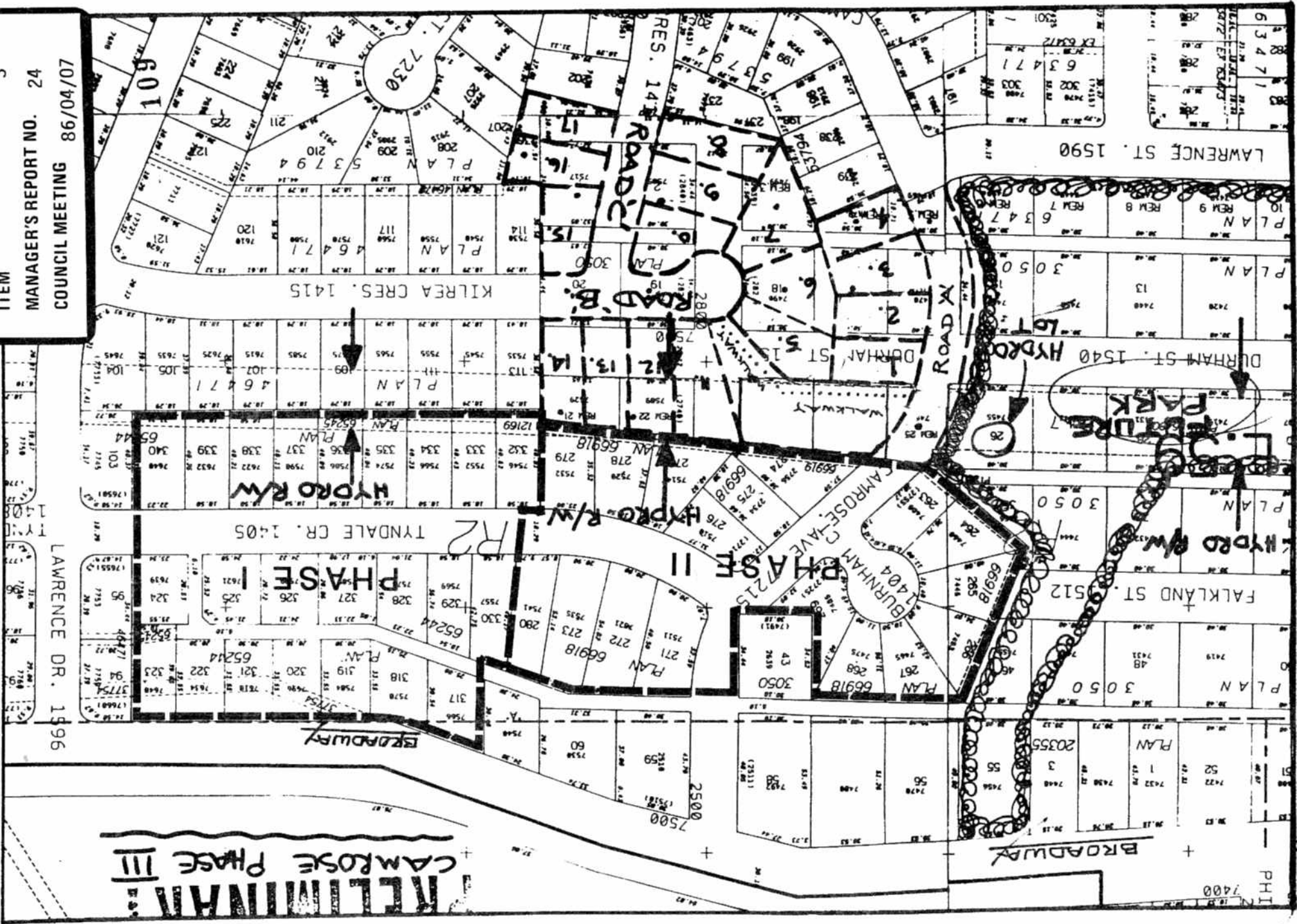

A.L. PARR,
APPROVING OFFICER

CMM:ad

Atts.

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

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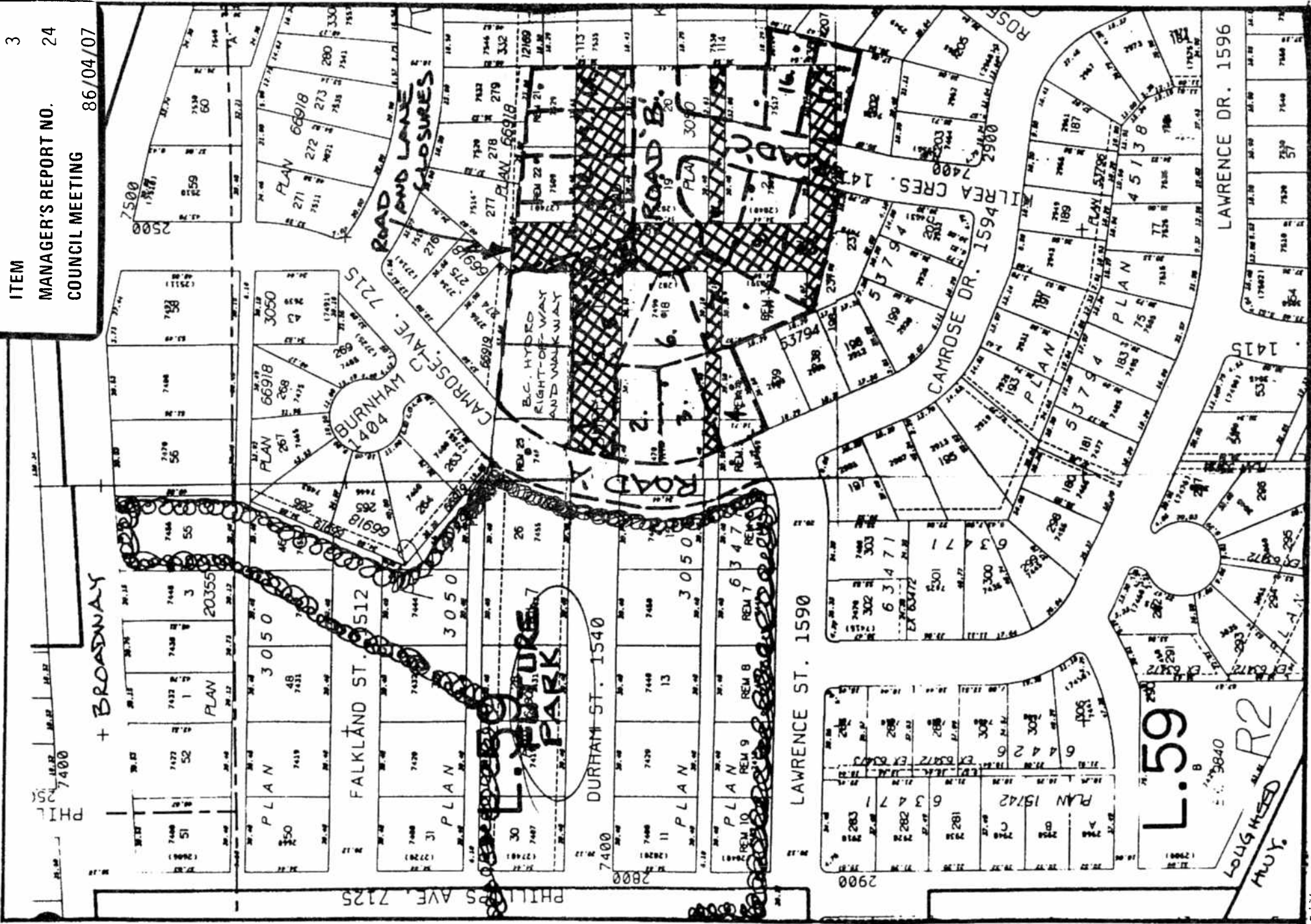
S.D. REF. # 14/86

CAMROSE PHASE III

Date	1986 FEB.
Scale	1:2000M
Drawn By	C.M.M.

SKEETCH # 1

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Date

1986 Feb.

Scale

1:2000 M

Drawn By

C.M.M.



Burnaby Planning Department

UNDEVELOPED

PROPOSED CLOSURE OF PORTIONS OF DURHAM ST.,
 CAMROSE AVE., LAWRENCE ST. & LAKE ALLOWANCES

R.C. REF. # 5/86

D.L. 59

ZONING: R2

SKETCH # 2

