

ITEM	8
MANAGER'S REPORT NO.	44
COUNCIL MEETING	87/06/29

RE: SUBDIVISION REFERENCE NO. 44/79 - MUNICIPAL SUBDIVISION  
BURNWOOD DRIVE/GREYSTONE DRIVE - BERM AND BOULEVARD LANDSCAPING

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1987 JUNE 18

FROM: APPROVING OFFICER

RE: SUBDIVISION REFERENCE #44/79 - MUNICIPAL SUBDIVISION  
 BURNWOOD DRIVE/GREYSTONE DRIVE - BERM AND BOULEVARD LANDSCAPING

RECOMMENDATION:

1. THAT Council authorize the expenditure of \$47,500.00 from the Land Assembly and Development Program for the landscaping of the berm and boulevards and one year maintenance of the berm by the Parks and Recreation Department as outlined in this report.

REPORT

1.0 SUMMARY/INTRODUCTION

On 1979 April 30, Council authorized staff to initiate the subdivision, servicing and landscaping of the municipal lands shown on the attached sketch, with the subsequent sale of individual lots by public tender.

On 1980 July 21, Council authorized the construction of Greystone Drive between Duthie Avenue and Burnwood Drive, together with the west side of Burnwood Drive, in connection with servicing requirements of the former municipal commercial site at the southwest corner of Greystone Drive and Burnwood Drive (Greystone Village).

Servicing of both projects was funded from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs.

Excavated material from the road construction of Greystone Drive and Burnwood Drive was placed along the perimeter of the residential subdivision (Subdivision Reference #44/79) for the future berm and landscaping required as a condition of subdivision approval. The berm in the easterly sector of this subdivision was graded and the landscaping installed as approved by Council on 1985 May 27. The berm in the westerly sector, together with abutting boulevards, were graded as authorized by Council on 1985 September 16.

Council was advised that a further report containing an estimate to complete the berm and boulevard landscaping in the westerly sector would be forwarded once the abutting lots were developed. All the lots have been sold and the majority have been developed. It is now in order that the berm and boulevard landscaping be undertaken in accordance with landscape plans as prepared by the Parks and Recreation Department as a condition of subdivision approval.

115

## 2.0 LANDSCAPE ESTIMATE

The Parks and Recreation Department have provided an estimate of \$47,500.00 which includes the cost of plant material, labour and maintenance of the berm landscaping for one year. Of this amount, \$3,500.00 is for the boulevard landscaping.

It should be noted that, as the subdivider, the Municipality is required to maintain the landscaping on the berm for one year to guarantee and replace any material as becomes necessary. This is a standard requirement of private subdividers, as well. After the one year period, the individual owners will become responsible for maintenance of their section of berm on each lot.

The portion of funds spent for the berm landscaping and one year maintenance is to be charged to Subdivision Reference #44/79, and the portion of funds spent for the boulevard landscaping is to be charged as servicing costs for the commercial site at Greystone Drive and Burnwood Drive.

## 3.0 FINANCING

The costs associated with the berm and boulevard landscaping and one year berm maintenance are to be funded from the Land Assembly and Development Program. Funds are available to finance the landscaping.

## 4.0 CONCLUSION

Since the majority of the lots are developed in this western section of the subdivision, it is now in order to implement one of the last servicing requirements of this municipal subdivision, this being the berm and boulevard landscaping.

CMM:ad  
Att.

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

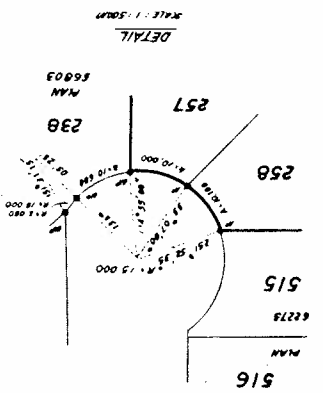


A.L. PARR,  
APPROVING OFFICER

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

MARSDEN COURT

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

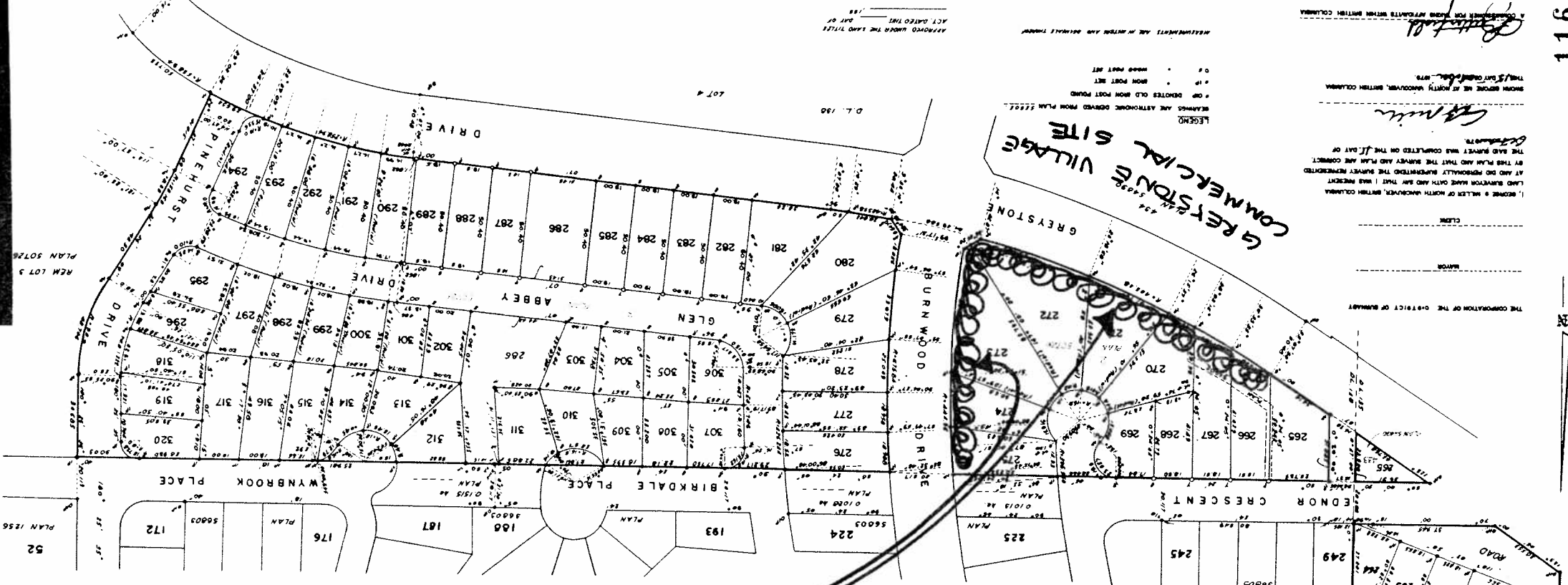


S.D. REF. # 4479

THE REGISTERED OWNER DESIGNATED HEREON  
 HEREBY DECLARES THAT THEY HAVE ENTERED INTO  
 A CONTRACT OR CONTRACT WITH THE CORPORATION  
 OF BURNABY WHICH DESIGNATES AS OF THE LAND  
 THIS ACT

OWNER  
 DATE

REGISTERED  
 OWNER AT THE REGISTERED  
 DATE OF  
 PLAN



BIRM AND ABUTTING BOULEVARDS  
 TO BE LANDSCAPED

THE CORPORATION OF THE DISTRICT OF BURNABY  
 I, GEORGE A. MILLER, OF NORTH VANCOUVER, BRITISH COLUMBIA,  
 LAND SURVEYOR HAVE DRAWN AND HAVE CAUSED TO BE  
 DRAWN AND DO HEREBY CERTIFY THAT THE SAID SUBDIVISION  
 PLAN AND THE SAID MAP AND PLAN ARE CORRECT  
 AND THAT THE SAID SURVEY WAS COMPLETED ON THE 11th DAY OF  
 SEPTEMBER 1987.  
 G. Miller  
 LEGEND  
 REMAINS ARE AS SHOWN DERIVED FROM PLAN 22502  
 \* OR DEPICTED OLD BOUND POST FOUND  
 \* FROM POST SET  
 \* FROM POST SET  
 MEASUREMENTS ARE IN METERS AND DECIMALS THEREOF  
 APPROVED UNDER THE LAND TITLE  
 ACT DATED THIS 11th DAY OF  
 SEPTEMBER 1987  
 APPROVED BY THE MUNICIPALITY  
 OF BURNABY  
 THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

116

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