

ITEM 10
MANAGER'S REPORT NO. 1
COUNCIL MEETING 1987/01/05

Re: 1987 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
AND COST SHARING OF SERVICES
SUBDIVISION REFERENCE #55/81

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 DECEMBER 15
FROM: APPROVING OFFICER
RE: 1987 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
AND COST SHARING OF SERVICES
SUBDIVISION REFERENCE #55/81

RECOMMENDATION:

1. THAT Council authorize the inclusion of the subject municipal subdivision in the 1987 - 1991 Capital Budget - Municipal Subdivisions, the servicing from the Land Assembly and Development Program and subsequent sale of the proposed lots by public tender, together with cost sharing with the developer of the private lands to the west for preparation of survey plans, engineering design drawings, as well as installation of services for the municipal Lots A to I, inclusive.
2. THAT a Highway Exchange By-law be introduced for the closure of portions of road and lane allowances in exchange for further road dedication.

REPORT

1.0 SUMMARY/INTRODUCTION

We are in receipt of an application for subdivision of private lands west of lands owned by the Municipality. A subdivision layout yielding nine lots for the Municipality has been prepared based on the existing R2 Residential District (see attached Sketch #1). The private lands are currently zoned A2 Small Holdings District but were the subject of a rezoning application favourably considered by Council in 1981 (Rezoning Reference #94/81) for rezoning to the R2 category. The zoning bylaw, which has received two readings, is still active. This bylaw will be advanced for Third Reading and Final Adoption just prior to final subdivision approval.

It is now intended to advance the municipal subdivision for current servicing with the adjacent private lands, with sales proposed for 1987.

The developer of the private lands to the west will arrange for preparation of all legal survey plans, highway exchange bylaw plans, right-of-way plans and engineering design drawings, as well as installation of services for the municipal Lots A to I, inclusive, as well as for his lots 1 to 12, inclusive. In this regard, the Municipality will participate in a cost sharing arrangement.

This subdivision does not appear in the 1987 Provisional Capital Budget - Municipal Subdivisions. However, because of the recent re-activation by a new developer of the private lands to the west and because of the nature of the cost sharing proposed, it is considered in the Municipality's interest to advance the creation, servicing and sale of the nine lots at this time. Upon Council's approval of the recommendations in this report, the subdivision will be included in the 1987 - 1991 Capital Budget under Land Assembly.

2.0 SERVICING REQUIREMENTS

The Director Engineering has provided a preliminary servicing cost estimate of \$293,050.00 as the Corporation's share for road works, lane, water, storm, sanitary, underground wiring, boulevard planting, street lights and sidewalks.

It is estimated that the Corporation's share for engineering, survey and legal fees will be approximately \$41,025.00 (14% of the servicing costs).

It should be noted that of the total \$334,075.00 engineering, survey, legal and servicing cost, \$94,100.00 is required in connection with bringing storm and sanitary sewers from Lawrence Street at Phillips Avenue north to the south edge of the B.C. Hydro Transmission right-of-way (which abuts the subject municipal and private subdivisions along their southerly boundary) in a future road alignment lying within municipal lands that will be subdivided at some future date (see attached guideplan). This sum will then be recovered at that time. The developer is required to bring the sewers north from the southerly boundary of the Hydro right-of-way up to and within his subdivision at his cost.

The Municipality will dedicate 5% of its land for park purposes in lieu of payment of a Parkland Acquisition Levy (the developer, however, will be charged the usual levy).

The estimated market value of the nine lots is \$675,000.00. A total of approximately \$351,075.00 (includes financing cost) is required for their creation and servicing. The estimated raw land value is \$188,925.00. The net revenue to the Municipality after servicing, allowance for the raw land value and sale by public tender is approximately \$135,000.00. The Municipal Solicitor reports that the low estimated raw land value is the result of high servicing costs attributable to the necessary off-site sanitary and storm sewer costs. However, it is expected that the high development costs of this subdivision will be recaptured by the future municipal subdivision through which these sewers will run.

3.0 REQUIRED ROAD AND LANE CLOSURES

As can be noted on Sketch #1, various road and lane closures are required in return for road dedication within the municipal subdivision.

It is proposed that the closures be handled via the Highway Exchange By-law method in exchange for road dedication.

Reports of the closure were circulated to the various agencies having an interest in the closures. There is an existing underground duct telephone system at a 1.5 m offset from the west property line of Lot A (Phillips Avenue road closure area) that will require protection by an easement.

4.0 REQUIRED PLANS AND DOCUMENTS

As mentioned in Section 1.0 of this report, the developer of the private lands to the west will arrange for the preparation of all legal survey plans, highway exchange by-law plans, right-of-way plans and engineering design drawings covering his Lots 1 to 12, inclusive, and the Municipality's Lots A to I, inclusive.

All items pertaining to both subdivisions will be deposited concurrently in the Land Title Office.

5.0 FINANCING

All costs associated with the Corporation's cost sharing arrangement for preparation of engineering design drawings, survey plans and documents, as well as installation of services, are to be funded from the Land Assembly and Development Program. Upon Council approval of this report, this subdivision will be included in the Capital Program, and funds will be available to finance the development. The proceeds from the sale of the municipal lots will be deposited back into this fund.


6.0 CONCLUSION

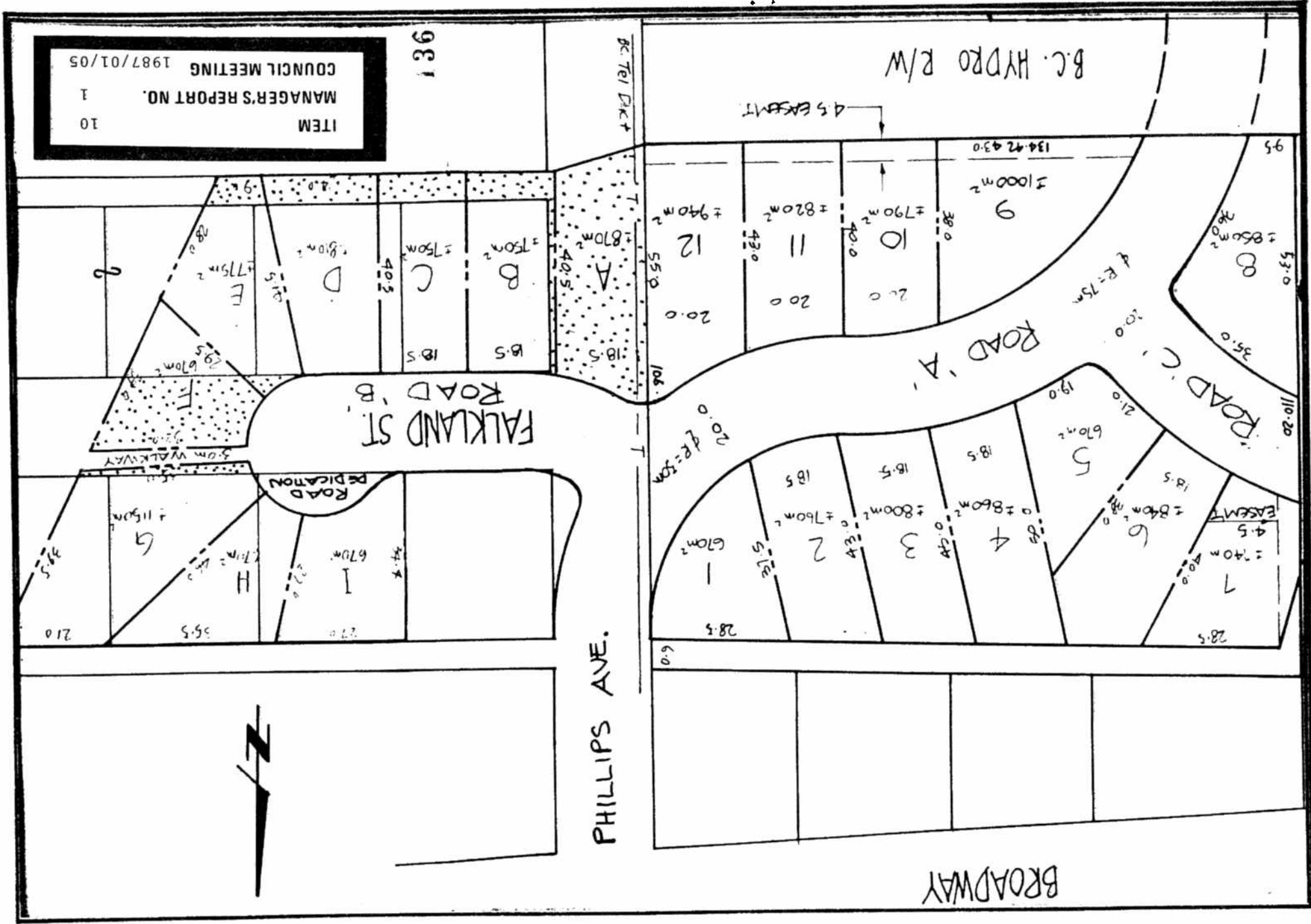
In order to advance the subdivision and servicing of the municipal lands, as well as bring sanitary and storm sewers up to the adjacent private subdivision through land owned by and to be subdivided in the future by the Municipality, we are seeking Council authority to pursue a cost sharing arrangement with the developer of the private lands to the west.

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).

CMM:ad
Atts.

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

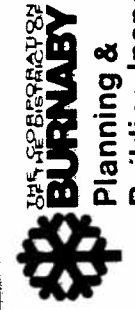

A.L. PARR,
APPROVING OFFICER



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S.D. REF. # 55/81



THE CORPORATION OF
BURNABY
 Planning &
 Building Inspection
 Department

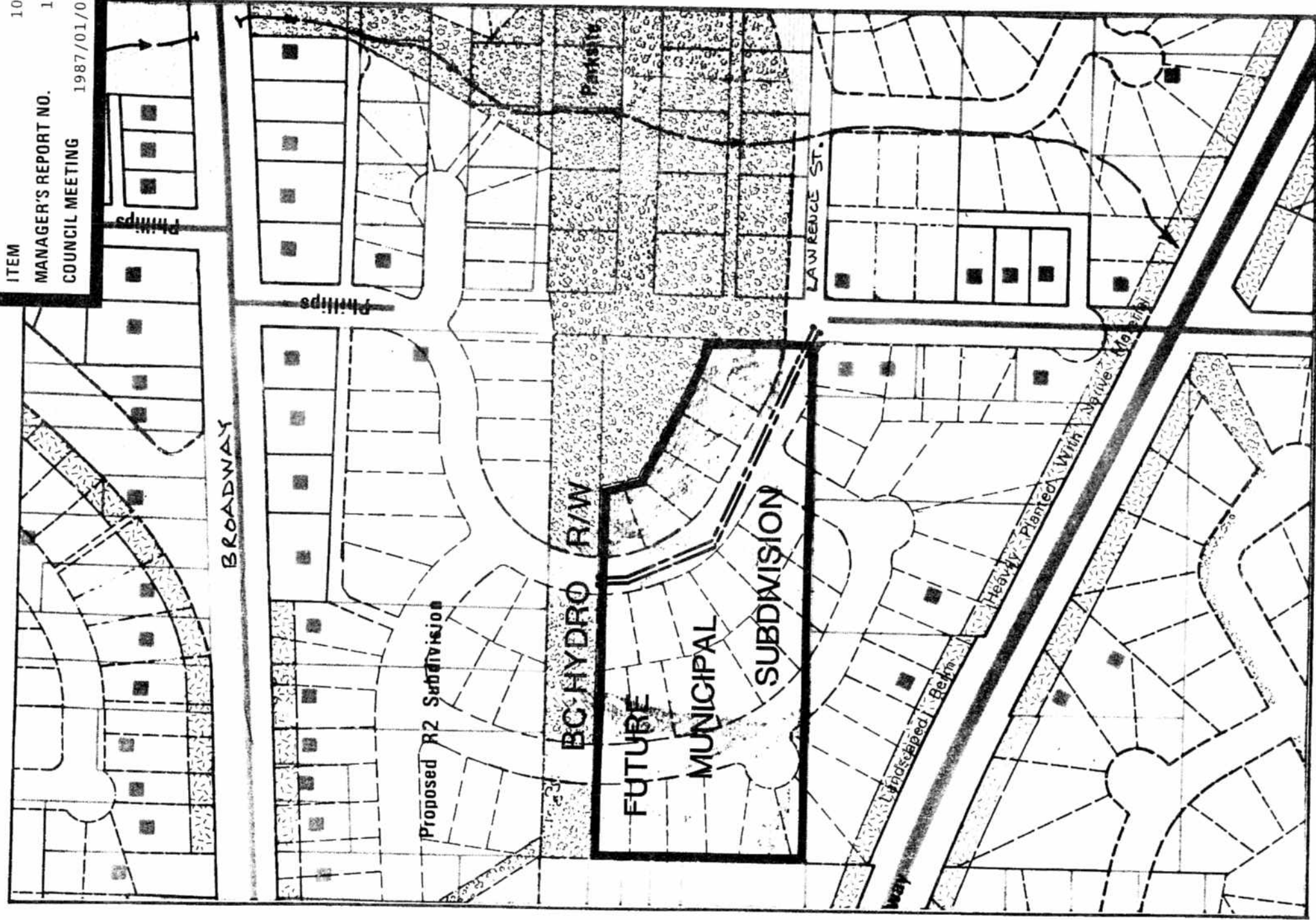
PRIVATE SUBDIVISION - LOTS 1 TO 12
 MUNICIPAL SUBDIVISION - LOTS A TO I

ROAD AND LANE
 CLOSURES

SKETCH # 1

Date	1986 DEC.
Scale	1:1000M
Drawn By	

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BURNABY
 Planning &
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 Department

SKETCH #2

Date 1986 DEC.
 Scale 1" = 200'

Drawn By

SUBDIVISION GUIDEPLAN (1975)

==== STORM & SANITARY SEWERS TO BE
 INSTALLED BY MUNICIPALITY

