

Re: SUBDIVISION SERVICING AGREEMENT  
SUBDIVISION REFERENCE #74/84  
DOUGLAS ROAD AND LAUREL STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 July 05  
FROM: APPROVING OFFICER  
RE: SUBDIVISION SERVICING AGREEMENT  
SUBDIVISION REFERENCE #74/84  
Douglas Road and Laurel Street

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RECOMMENDATION:

1. THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #74/84.

REPORT

The Planning and Building Inspection Department reports that the subdivider has completed requirements leading to final approval of the above referenced subdivision as shown on the attached plan. The following information is provided for inclusion in the servicing agreement.

Servicing Agreement Section No.

Subdivider

Jatinder Kaur Chadha  
951 Austin Avenue  
Coquitlam, B. C.  
V3K 3N7

Legal Description of all properties within the sub-  
division

The East half of Lot 13, Block. 2, D.L.74,  
The West 80 ft. of Lot 12, Block. 2, D.L.'s 74 & 75,  
both of Plan 1380,  
Pt. of Lots 2 and 3, D.L.'s 74 & 75, Plan 15685,  
and Pt. of Lane closed by Registrar's Order  
Dedicated by Plan 15685,  
All of Group 1, N.W.D.

3. Description of Services to be installed by subdivider

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According to schedule attached (Note: this schedule is prepared by the Engineering Department based on the engineering design drawings. The engineering design drawings showing the required servicing described in this report are available for perusal in the Engineering Department.)

4. Completion Date

The 30th day of November, 1988

12. Contractor

Aj Chadha & Assoc. Inc.  
951 Austin Avenue  
Coquitlam, B. C.  
V3K 3N7

Contract Price

Full Amount: \$58,070.00

Insurance

Copies of all insurance policies as required in the body of the servicing agreement are to be deposited with the Municipal Solicitor. (Note: these cover: Comprehensive General Liability, Subdivider's Contingency Liability, Completed Operations Liability, Contractual Liability, and Automobile Liability. The contractor's insurance policies are acceptable if he is doing the work for the subdivider.)

9. Inspection Fee

4% of full contract price: \$2,322.80

10. Irrevocable Letter of Credit or Cash Bond posted with Municipality

\$58,070.00

AD:hr  
Atts.

cc: Municipal Solicitor  
Director Engineering  
Director Finance

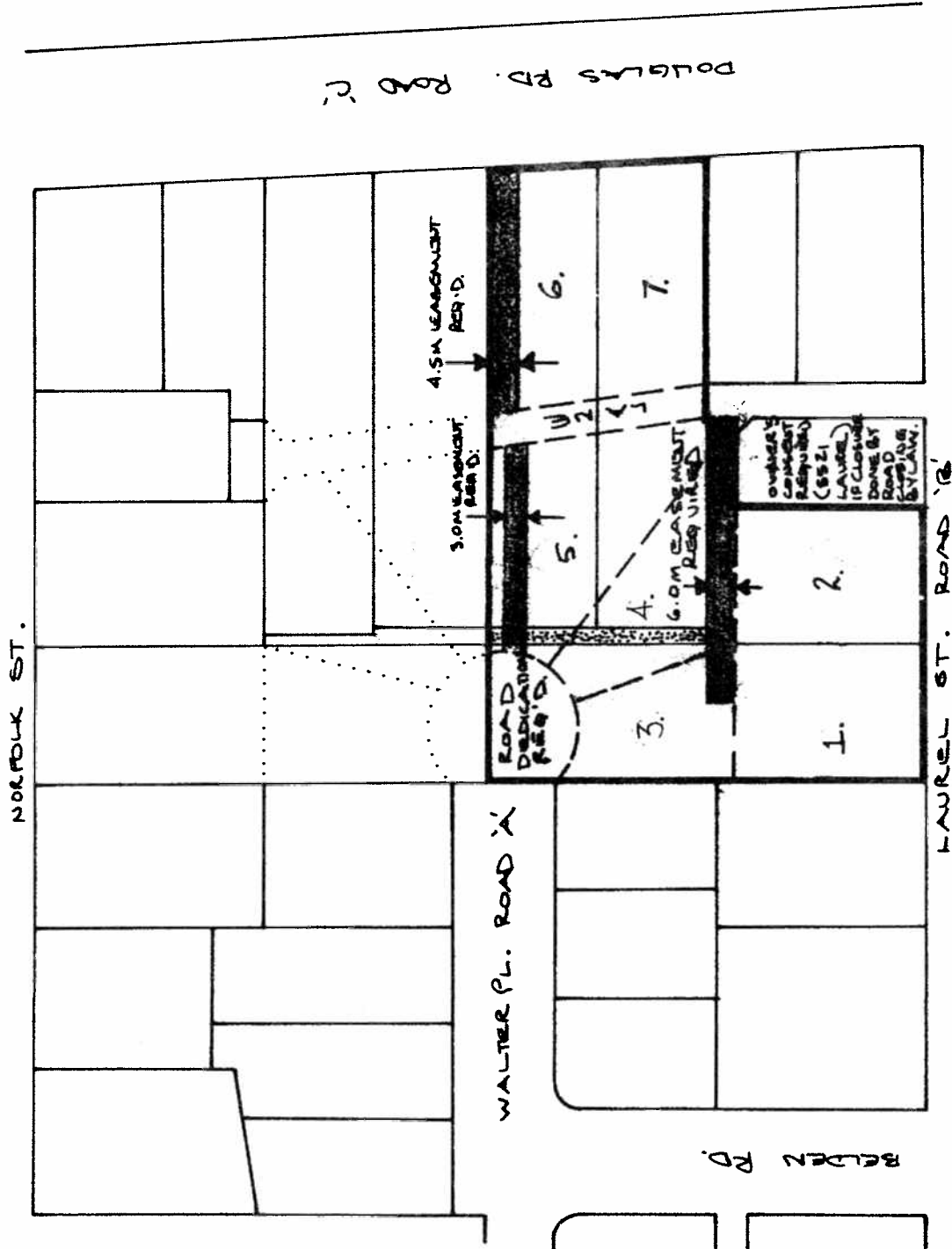


A. L. PARR,  
APPROVING OFFICER

D.L. 74 LOTS 12 W. 80' & 13 E. 1/4 PLAN 1380  
 D.L. 74 & 75 B.LK. 2 A LOTS 2 & 3 PLAN 15685

S.D. REF. # 74/84  
 X. REF. R.C. REF. # 13/BS  
 ZONING: R3

ITEM 9  
 MANAGER'S REPORT NO. 47  
 COUNCIL MEETING 1988/07/11



- NOTE: 1. SURVEYOR'S PLOT PLAN REQUIRED FOR ALL EXISTING BUILDINGS TO BE RETAINED.
2. ALL LOTS MUST HAVE MIN. AREA OF 6000<sup>2</sup> (602.99<sup>2</sup>) - TO BE CONFIRMED ON SUBDIVISION PLAN.
3. LAVE AND CUL-DE-SAC DEDICATION AND CONSTRUCTION REQUIRED.
4. VEHICULAR ACCESS TO PROPOSED LOTS 6 & 7 TO BE TAKEN VIA LAVE ONLY - RESTRICTIVE COVENANT REQUIRED - REMOVE EXISTING DRIVEWAYS (WHEN LOTS ARE REDEVELOPED).
5. ALL DEVELOPMENT ON PROPOSED LOT 5 TO BE RESTRICTED TO REFLECT FUTURE SUBDIVISION POTENTIAL - RESTRICTIVE COVENANT AND EXPLANATORY PLAN DEFINING BUILDING AREA REQUIRED.
6. SERVICING AGREEMENT REQUIRED.
7. LAVE CLOSURES REQUIRED.
8. . . . . DELINEATES FUTURE SUBDIVISION POTENTIAL.

SCALE: 1"=100'  
 REVISED 1986 NOV. C.M.M.  
 REVISED 1988 MAR. C.M.M.

ATTACHMENT

The Corporation of the District of Burnaby

## INTER-OFFICE COMMUNICATION

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TO: APPROVING OFFICER DATE: 1988 07 06

FROM: DIRECTOR ENGINEERING FILE: S.D. 74/84

SUBJECT: SUBDIVISION SERVICING AGREEMENT  
SUBDIVISION REF. #74/84, D.L. 74  
LAUREL/WALTER PLACE - DESIGN #870513

The following is a list of required works and detailed on the design drawings prepared by Aj Chadha & Associates Inc., and received by the Director Engineering as required by the Subdivision Control Bylaw:

1. Water:  
Extend the existing water main on Walter Place to the end of the cul-de-sac as shown on design drawing No. 870513, sheet 5 of 5.
2. Sanitary Sewer:  
Construct a sanitary sewer main within an easement from Douglas Road to the lane as shown on design drawing No. 870513, sheet 4 of 5.
3. Storm Sewer:  
Construct a storm sewer main within an easement from Douglas Road to Walter Place, on the lane and within an easement across the south property line of Lots 2 and 3 as shown on design drawings No. 870513, sheet 3 of 5.
4. Road:  
Construct the cul-de-sac bulb on Walter Place as shown on design drawing No. 870513, sheet 1 of 5.
5. Lane:  
Construct the lane from Laurel Street north as shown on design drawing No. 870513, sheet 2 of 5.
6. Boulevard grassing and tree planting:  
Install boulevard grass and trees on Walter Place as required by the Approving Officer.
7. Underground wiring:  
Construct underground wiring on Walter Place as required by B.C. Telephone and B.C. Hydro.
8. Easements:  
Are required.
9. "As Constructed" Drawings:  
Are required within ninety (90) days of completion of all works completed under an accepted design.

HGW:ka

cc: Assistant Director Engineering, Design  
Estimator

DIRECTOR ENGINEERING