

1.2 Implementation

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The development plan, which evolved through consultation with the area residents and other agencies with an interest in the area, was adopted by Council on 1987 October 05, except for the Sapperton Avenue alignment which was forwarded to the Transportation Committee for review. On 1988 March 21 Council received the report of the Transportation Committee and adopted a resolution endorsing the alignment shown on Figure 1.

At the 1987 October 05 Council meeting the Implementation Strategy shown on Figure 2 attached was endorsed as the basis for further refinements as development progresses. Council also authorized the Director Engineering to provide terms of reference for the preparation of engineering drawings required for the extension of 16th Avenue and for the construction of roads and other services within Areas 1, 7 and a portion of Area 2, as per Phase I of the Implementation Strategy.

2.0 PHASE I SERVICING - COST ESTIMATES

As a consequence of Council's directives, consulting engineers have prepared engineering design drawings for the roads and services which comprise the first phase of development of Cariboo Heights. Estimates of the costs to construct the roads and services have also been prepared for Council's consideration. They are as follows:

<u>Cariboo Heights - Phase I</u>	
	<u>Estimated Cost of Construction</u>
1. Cariboo Road	\$3,190,000
2. 16th Avenue Extension	910,000
3. Area 1 Roads and Services	3,145,000
4. Area 7 Road and Services	430,000
5. Portion of Area 2 Roads and Services	<u>625,000</u>
TOTAL	\$8,300,000

These costs include site preparation, roadworks (including crossings), storm and sanitary sewers, waterworks, street lighting, underground hydro, telephone and gas works, engineering design and inspection fees, and contingencies. All of the engineering fees for this first phase of Cariboo Heights (with the exception of the inspection for Cariboo Road) have been approved by previous Council reports or by the Purchasing Agent.

Municipal Manager
re: Cariboo Heights - Authorization to Commence
Construction - Phase I Development

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It should be noted that the \$3,190,000 for reconstructing Cariboo Road and the \$910,000 for extending 16th Avenue are not related solely to the first phase of development as these road improvements will benefit all of Cariboo Heights. Approximately \$5,000,000 of the estimated cost of construction is considered directly attributable to the first phase of development. The present value of the land in Phase I, in an unserviced state (i.e. raw land value) is estimated to be \$7,000,000. The anticipated gross revenue projection for the first phase of development is estimated to be \$17,700,000.

3.0 CONSTRUCTION COMMENCEMENT

It is recommended that Council authorize the calling of tenders for the construction of the first phase of the Cariboo Heights project.

Construction of the roads and services is estimated to take approximately five months. It is anticipated that it will take six weeks for the process of calling for tenders, review, evaluation and awarding of contracts. The earliest construction start, therefore, would be about July 1st. Any delays would extend the construction completion date beyond November, into the winter rainy season.


4.0 FUNDING

The costs of construction for the first phase of development would be paid for from reserves designated for the Land Assembly and Development Program. \$8,920,000 has been allocated in 1988 from this program for construction purposes in Cariboo Heights. Revenues from the sale of serviced lands will be credited to the reserves designated for Land Assembly and Development.

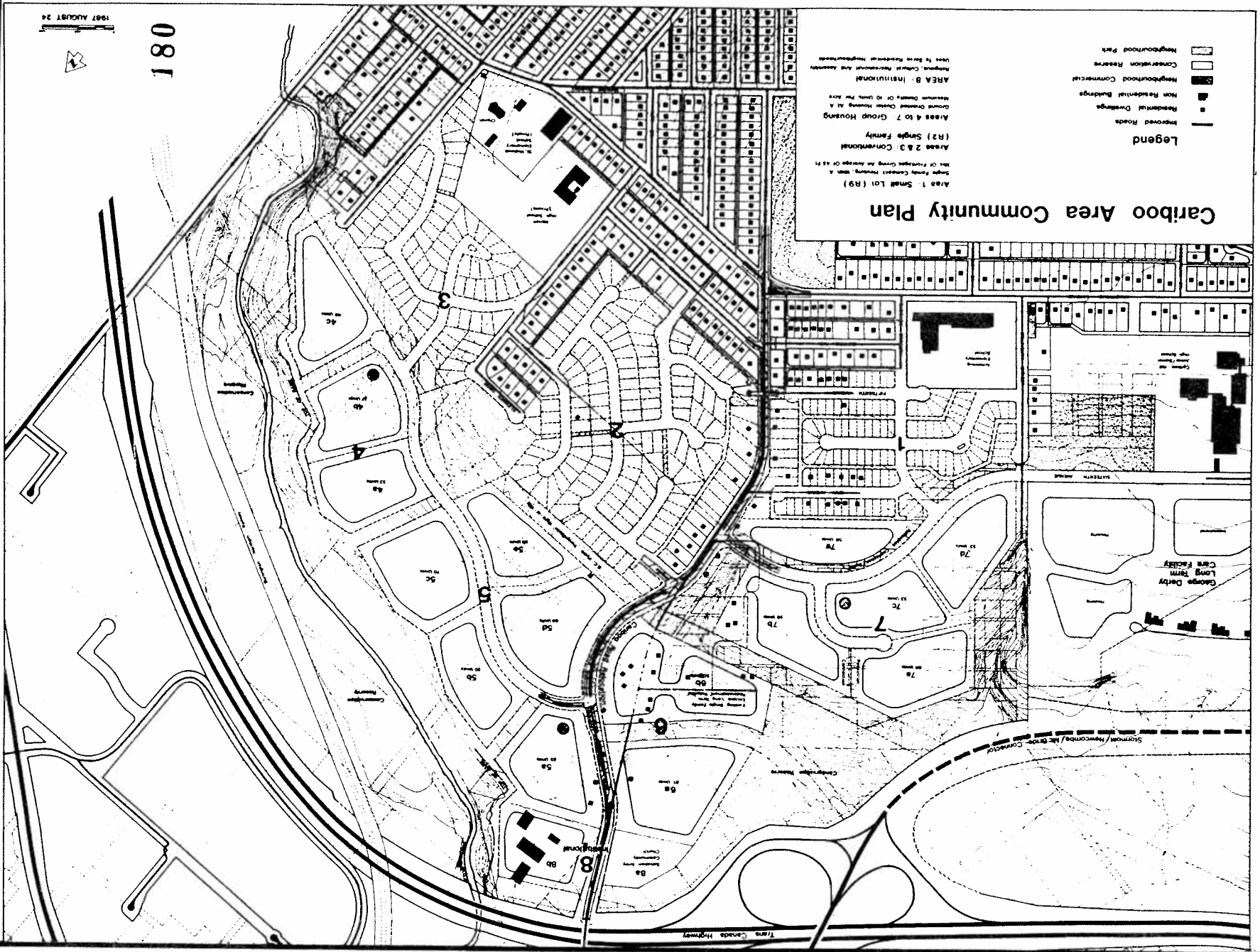
JJS/pja

Attachments

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


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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BURNABY
 City Services
 Planning &
 Building Inspection
 Department

CARIBOO AREA COMMUNITY PLAN

Date:	MAY 1988
Scale:	N.1.S.
Drawn By:	

FIGURE 1.

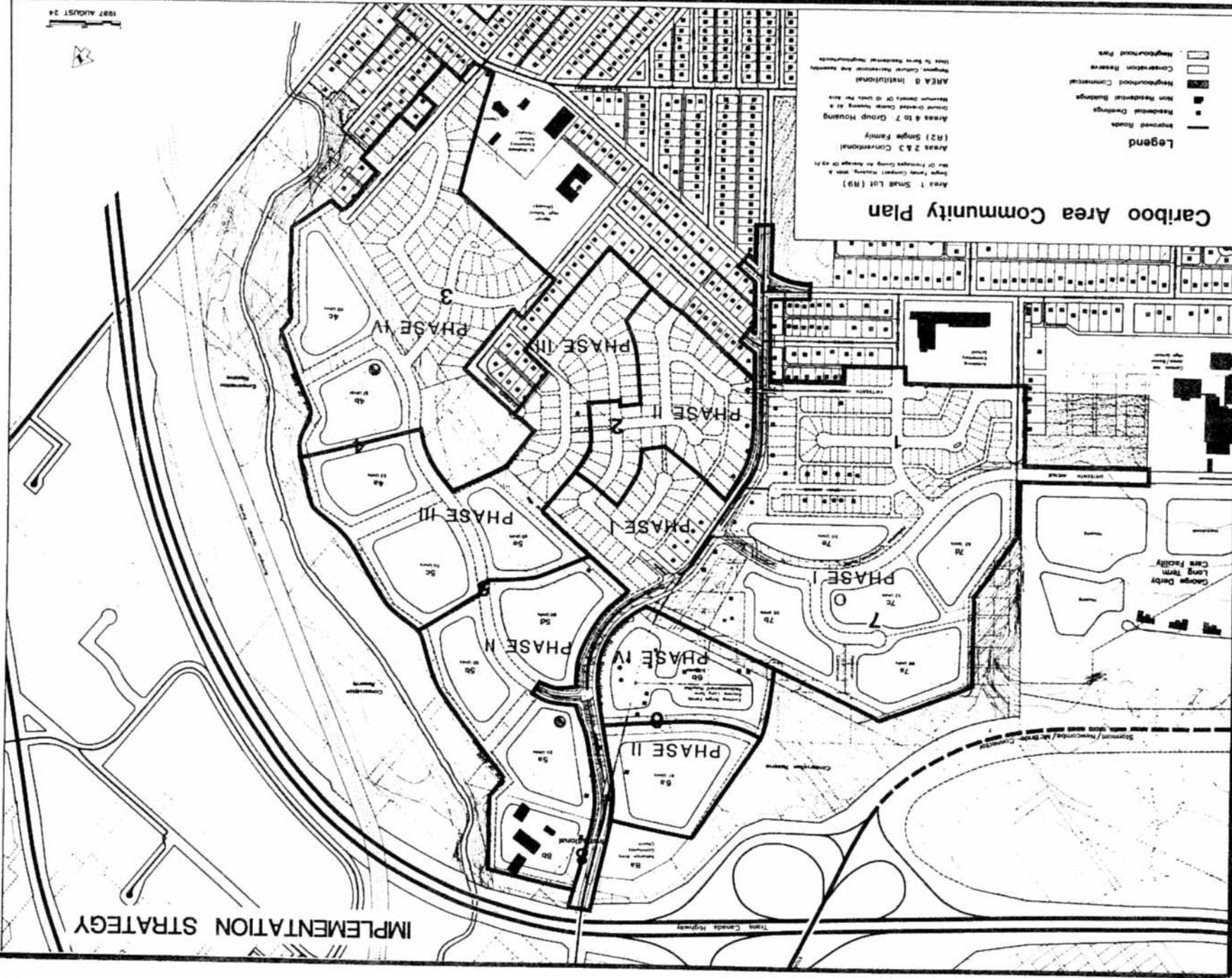
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Scale:

N.T.S.

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Planning & Building Inspection Department

CARIBOO AREA COMMUNITY PLAN IMPLEMENTATION STRATEGY

FIGURE 2.

