

RE: SUBDIVISION SERVICING AGREEMENT
SUBDIVISION REFERENCE NO. 107/87
STRIDE AVENUE/MISSION AVENUE/TWENTIETH STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 July 20
FROM: APPROVING OFFICER
RE: SUBDIVISION SERVICING AGREEMENT
SUBDIVISION REFERENCE #107/87
Stride Avenue/Mission Avenue/Twentieth Street

RECOMMENDATION:

1. THAT Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #107/87.

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

Edmonds Town Centre Properties Ltd.
1096 West 10th Avenue
Vancouver, B.C. V6H 1H8

Legal Description of all properties within the sub-division

Lot 15, D.L. 171, Gp. 1, N.W.D., Plan 25271, except part on Bylaw Plan ; NorthEasterly 33 feet of Lot 14, Blk. 4, D.L. 171, Gp. 1, N.W.D., Plan 992; Lot 10, Blk. 4, D.L. 171, Gp. 1, N.W.D., Plan 992; Lot 71, D.L. 171, Gp. 1, N.W.D., Plan 34756, except part on Bylaw Plan ; Lot 4, Blk. 5, D.L. 160, Gp. 1, N.W.D. Plan 992, except part on Bylaw Plan ; Lot 5, Blk. 5, D.L. 160, Gp. 1, N.W.D., Plan 992, except part on Bylaw Plan ; Portion of Lot 7, Blk. 4, D.L. 160, Gp. 1, N.W.D., Plan 992; Portion of Lot 6, Blk. 4, D.L. 160, Gp. 1, N.W.D., Plan 992; Pcl. 1, D.L. 171, Gp. 1, Bylaw Plan ; Plan 25271, N.W.D.; Pcl. 2, D.L. 171, Gp. 1, Bylaw Plan ; Plan 34756, N.W.D.; Pcl. 5, D.L. 171, Gp. 1, Bylaw Plan ; Plan 992, N.W.D.; Pcl. 6, D.L. 171, Gp. 1, Bylaw Plan ; Plan 25271, N.W.D.; Pcl. 7, D.L. 171, Gp. 1, Bylaw Plan ; Expl. Pl. 13338, N.W.D.; Pcl. 8, D.L.'s 160 & 171, Gp. 1, Bylaw Plan Plan 992, N.W.D.; Pcl. 3, D.L.'s 160 & 171, Gp. 1, Bylaw Plan ; Plan 992, N.W.D.; Pcl. 4, D.L.'s 160 & 171, Gp. 1, Bylaw Plan ; Plan 992, N.W.D.

3. Description of Services to be installed by subdiviver
 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 7th day of July, 1989.

12. Contractor
 Edmonds Town Centre Properties Ltd.
 1096 West 10th Avenue
 Vancouver, B. C.
 V6H 1H8


Contract Price
 Full Amount: \$685,300.00

8. 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, Contractor's Liability, and Automobile Liability. The contractor's insurance policies are acceptable if he is doing the work for the subdiviver.)

For Council's information, the servicing agreement will indemnify the Municipality with regard to the developer commencing servicing in advance of installation of the barrier proposed to control gas migration from the Stride Avenue dump.

9. Inspection Fee
 4% of full contract price: \$27,412.00

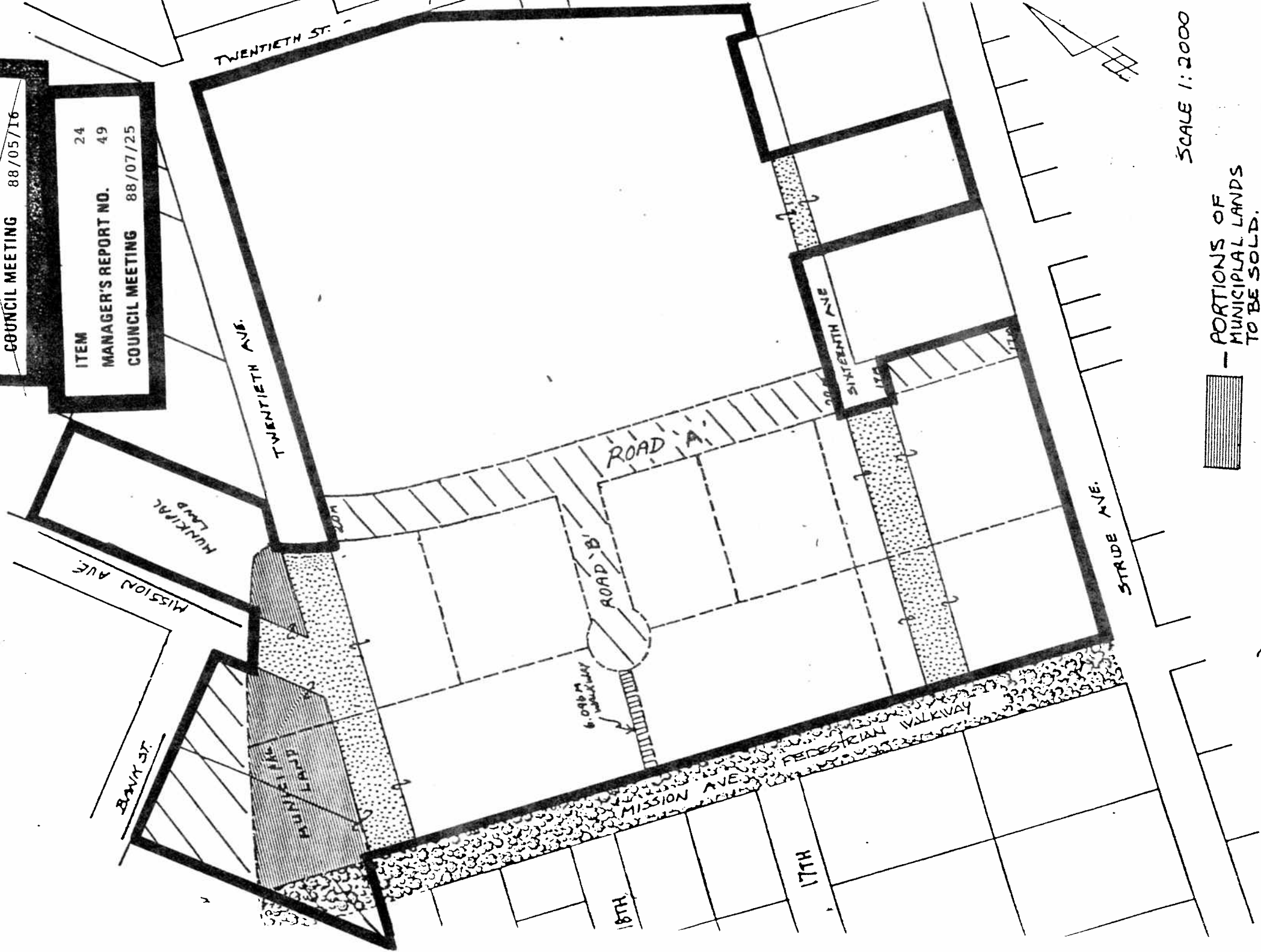
10. Irrevocable Letter of Credit or Cash Bond posted with Municipality
 \$685,300.00


 A. L. PARR,
 APPROVING OFFICER

CS:hr
 Att.
 cc: Municipal Solicitor
 Director Engineering
 Director Finance

ITEM 17
 MANAGER'S REPORT NO. 36
 COUNCIL MEETING 88/05/16

ITEM 24
 MANAGER'S REPORT NO. 49
 COUNCIL MEETING 88/07/25



SCALE 1:2000

— PORTIONS OF MUNICIPAL LANDS TO BE SOLD.

— PROPOSED ROAD CAPTURES
 — PROPOSED ROAD DEDICATIONS

VIA HIGHWAY EXCHANGE BYLAW

SUBDIVISION REF. # 107/87
 REZONING REF. # 79/87

The Corporation of the District of Burnaby 195

INTER-OFFICE COMMUNICATION

TO: APPROVING OFFICER DATE: 88 07 20
FROM: DIRECTOR ENGINEERING FILE: SD 107/87
SUBJECT: SUBDIVISION SERVICING AGREEMENT
SUBDIVISION REF. #107/87, D.L. 171
STRIDE AVE. AND 20TH AVE. DESIGN #870540

The following is a list of required works and detailed on the design drawings prepared by Hunter Laird Engineering Ltd., and received by the Director Engineering as required by the Subdivision Control Bylaw:

1. Water:
Construct water mains on Road "A", Road "B" and on Stride Ave. as shown on design drawing No. 870540, sheets 9 and 10 of 15.
2. Sanitary Sewer:
Construct sanitary sewer mains on Road "A", Mission Ave., Stride Ave., Road "B" and within an easement as shown on design drawing No. 870540, sheets 11, 12, 13 and 14 of 15.
3. Storm Sewer:
Construct storm sewer mains on Road "A", Mission Ave., Stride Ave., Road "B", across the Bank Street right-of-way and within an easement as shown on design drawing No. 870540, sheets 11, 12, 13 and 14 of 15.
4. Roads:
Construct Stride Ave. abutting the site as shown on design drawing No. 870540, sheets 3 and 4 of 15.
Construct Road "A" as shown on design drawing No. 870540, sheets 5, 5 and 7 of 15.
Construct Road "B" as shown on design drawing No. 870540, sheet 8 of 15.
5. Walkway:
Construct a walkway within an easement from Road "B" to Mission Ave. and the Mission Ave. parkway site as shown on design drawing No. 870540, sheet 8 of 15.

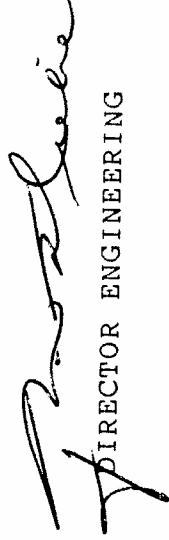
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6. Street lights:
Construct ornamental street light on Road "A", Road "B", Stride Ave. and on the walkway as shown on design drawing No. 870540, sheet 15 of 15.
7. Boulevard grass and trees:
Install boulevard grass and trees on Road "A", Road "B", Stride Ave. and along the walkway as required by the Approving Officer.
8. Underground wiring:
Construct underground wiring on Road "A", Road "B" and Stride Ave. as required by B.C. Telephone and B.C. Hydro.
9. Gas migration:
All underground utilities within the area effected by the gas migration from the Stride Ave. dump (Stride Ave. and Mission St.) to be constructed with the special provisions recommended by E. H. Hanson and Associates Ltd. letters dated 1988 July 05 and 1988 July 12 and any further gas migration control features which become necessary subject to review of Director Engineering. These works may be omitted if construction does not proceed until after the installation of any effective gas migration barrier by the District of Burnaby.
10. Easements:
Are required.
11. "As constructed" drawings:
Are required within ninety (90) days of completion of all works completed under an accepted design.

KGW:ka

cc: Assistant Director Engineering, Design
Estimator


DIRECTOR ENGINEERING

