

RE: BYLAW TO APPROPRIATE FUNDS FOR PLANNED LAND ASSEMBLY
AND DEVELOPMENT EXPENDITURES

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Finance be adopted.

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TO: MUNICIPAL MANAGER

1989 March 08

File: C4-70

FROM: DIRECTOR FINANCE

SUBJECT: BYLAW TO APPROPRIATE FUNDS FOR PLANNED
LAND ASSEMBLY AND DEVELOPMENT EXPENDITURES

PURPOSE: To approve a bylaw to appropriate \$10,000,000 from reserves
designated for land assembly and development to fund future
planned land acquisition and development expenditures.

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RECOMMENDATION

1. THAT a bylaw be brought down to appropriate \$10,000,000 from reserves designated for land assembly and development to fund future planned land acquisition and development expenditures.

REPORT

SUMMARY

This report accounts for \$9,802,235.95 of land assembly and development expenditures for the period 1988 June to 1989 February 19 that were charged against the \$10,000,000 appropriation of reserve funds authorized by Bylaw No. 9066 adopted by Council on 1988 August 08.

Since this appropriation for funding has almost been fully utilized, this report recommends the passage of a bylaw to appropriate \$10,000,000 from reserves designated for land assembly and development to fund future planned land acquisition and development expenditures. The appropriation bylaw will authorize the funding only. Council approval will still be needed before any new programs are commenced, or land is purchased or contracts let. When expenditures accumulate to near the \$10 million appropriated, another report will be presented to Council accounting for the expenditures. At the same time, Council will be asked to adopt another bylaw appropriating funds in advance for pending programs.

BACKGROUND

On 1988 July 25 Council adopted a revised policy for appropriating funds by bylaw for planned land assembly and development expenditures in advance of the expenditure being approved and disbursed, as required by the Municipal Act. Reflecting this policy, an appropriation bylaw for \$10 million was adopted on 1988 August 08, to fund all expenditures approved and incurred since 1988 June 12. The report to Council on the matter stated that when expenditures accumulated to near the \$10 million appropriated, a report will be presented to Council accounting for the expenditures. Schedule A attached lists the land purchases and construction costs for the period 1988 June 12 to 1989 February 19 totalling \$9,802,235.95, leaving an unused balance of \$197,764.05 in appropriation bylaw No. 9066. The expenditure for this balance will be accounted for in the next report to Council.

APPROPRIATION REQUEST FOR FUTURE EXPENDITURES

Land assembly and development expenditures were \$4.1 million in 1986, \$7.3 million in 1987, and \$12.9 million in 1988.

In the past eight months, land assembly and development expenditures have averaged about \$1.25 million per month (i.e. \$10 million was expended in the period 1988 June to 1989 February). The most recent expenditures were mainly for land assembly in the Metrotown and Cariboo Heights areas, and for subdivision servicing in Cariboo Heights. Payments for the subdivision servicing contracts are still being made as this work is still in progress. The Cariboo Heights expenditures are anticipated to be carried out at the same pace in 1989 and Part 2 of Phase I of the Cariboo Heights subdivision is also expected to begin in 1989. Information now being assembled for the 1989-1993 Capital Budget indicates that high priority land acquisitions and subdivision contract costs will be in excess of \$10 million for 1989. This estimate includes the increased land prices resulting from recent market value upturns.

Based on the foregoing experience and pending land assembly and development programs, authorization to appropriate \$10 million of funds in advance is being recommended.

It is recommended that a bylaw be brought down to appropriate \$10,000,000 from reserves designated for land assembly and development to fund future planned land acquisition and development expenditures.

Council approval will still be required before any new programs are commenced, or land is purchased or contracts let.

A reconciliation of the Land Assembly and Development Fund appropriations is:

Appropriated by Bylaw No. 9066	\$10,000,000
Spent 1988 June to 1989 February, per Schedule "A"	<u>9,802,236</u>

	197,764
	<u>10,000,000</u>

Recommended appropriation per this report

\$10,197,764

Proposed availability of funds

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STATUS OF RESERVES

The following is the estimated source of funds currently available at 1989 February 19 to finance future land assembly and development programs:

Tax Sale Fund (tax sale lands), Capital Works, Machinery & Equipment Reserve (Corporate Lands and Housing) as at February 19	\$36,679,780
Agreements receivable (for sales to February 19)	<u>2,444,997</u>
Less: Bylaw recommended in this report for appropriation for planned programs, including outstanding work orders	34,234,783

10,000,000

Funds available for financing future land
assembly and development programs
\$24,234,783
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This balance includes land sales and agreements receivable as of 1989 February 19. But it excludes about \$15 million in planned sales from Cariboo Heights anticipated for 1989.



Howard Karras
DIRECTOR FINANCE

PWT:gw
Attach.

cc: Municipal Clerk
Municipal Solicitor
Director Planning & Building Inspection
Director Engineering
Director Administrative & Community Services

LAND ASSEMBLY AND DEVELOPMENT COSTS

For the Period 1988 June 12 to 1989 February 19

<u>Address</u>	<u>Legal Description</u>	<u>Amount</u> \$
<u>ACQUISITIONS</u>		
8887 - 15th Avenue	Lot 5, Block 31, D.L. 13, Plan 3046	16,546.00
7133 - 17th Avenue	Lot 14, D.L. 95, Plan 1643	137,783.31
6931 - 21st Avenue	Lot 31, Block 42, D.L. 95, Plan 2751	85,465.12
3362/3388 Ardingley Avenue	Lot D, D.L. 77, Plan 13354	148,970.53
9887 Broadway	Lot 3 Excl. Parcel B, Ex.Pl. 14378, D.L. 15, Plan 8528	95,113.51
7228 Cariboo Road	Lot 1, D.L. 13, Plan 11199	611,587.61
7490 Cariboo Road	Lot 30, Block 25, D.L. 13, Plan 3046	7,112.00
7544 Cariboo Road	Lot 15, Block 26, D.L. 13, Plan 3046	137,872.05
7623 Cariboo Road	Lot 16, Block 31, D.L. 13, Plan 3046	153,021.48
7633 Cariboo Road	Lot 1, Block 31, D.L. 13, Plan 3046	127,677.37
6060 Cassie Avenue	Parcel 2, Ex.Pl. 10702 of Parcel A, Lot 14, D.L. 153, Plan 783	178,785.56
5250 Claude Avenue	Lot 90, Ex.Pl. 26009, D.L. 85, Plan 26338	116,527.22
6171 McKay Avenue	E 1/2 Lot 5, D.L. 153, Plan 2370	184,222.90
2751 Phillips Avenue	Parcel D, Block 6, D.L. 59/136/137, Plan 3050	37,494.33
7070/72 Rumble Street	Lot D, Block 44, D.L. 95, Plan 18033	315,194.25
7005 Stride Avenue	Lot 1, Parcel A, Ex.Pl. 7429 and Parcel B, Ex.Pl. 11072, D.L. 53, Plan 3823	204,969.90
Acquisition of several B.C. Hydro properties in the Cariboo Heights Development Area		1,444,441.36
<u>Appraisals on future acquisitions:</u>		
6255 McKay Avenue	Lot 5, Block 14, D.L. 153, Plan 6424	2,600.00
<u>Demolition of previous acquisitions:</u>		
Cariboo Heights Metrotown		18,636.00
		34,306.17
Contracted services re Metrotown acquisitions		9,681.79
Taxes on previous acquisitions		20,969.46
Land Title Office fees, appraisals and courier services on previous and future acquisitions		<u>2,071.82</u>
Total acquisitions		<u>4,091,049.74</u>

DEVELOPMENT COSTS

Broadway/Phillips subdivision No. 55/81 - provision of municipal services and Land Title Office fees	5,017.33
Cariboo Heights - design of Cariboo Road reconstruction, planning of municipal development area, Land Title Office and subdivision fees, Phase 1 Cariboo Road, 16th Avenue extension, Cariboo Heights Areas 1 and 2 development Parker/Gamma subdivision - provision of municipal services, engineering fees, subdivision and rezoning fees	20,346.76
Former Stride Avenue refuse disposal area - engineering services re landfill gas migration	45,807.64
Westminster Avenue - Regent Street north to Still Creek - construction of road and drainage	33,800.00
Boundary/Marine Way Industrial Site - design and provision of municipal services	76,540.07
	5,424,931.13

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DEVELOPMENT COSTS (cont'd)

	<u>Amount</u> \$
Phillips/Kitchener subdivision No. 44/79 - landscaping, and installation of landscape buffer on north side of Greystone Drive and east side of Burnwood Drive	14,182.74
D.L. 87 subdivision - Phases 1 and 2 - provision of municipal services and construction of vehicle crossings, Phase 2 - engineering design and supervision	38,449.83
Camrose subdivision Stages 1 and 2, and Parker/Holdom subdivision - provision of municipal services and construction of vehicle crossings	1,883.42
Camrose subdivision Stage 3 - engineering design and supervision, provision of municipal services, construction of vehicle crossings, Land Title Office and subdivision fees	4,302.22
Wedgewood/4th Street subdivision No. 35/85 - provision of municipal services and construction of vehicle crossings	5,303.97
Installation of linear park connection abutting Marine Way east of Roseberry Avenue	2,208.21
Big Bend Area - soils treatment, rezoning, subdivision and Land Title Office fees	36,600.63
Oaktree Court subdivision No. 116/86 - municipal share of servicing, subdivision and Land Title Office fees	958.74
Metrotown Library - contribution (as developer) to Metrotown pedestrian link levy	18,524.00
Municipal contribution based on 1987 developers' contributions to Metrotown Open Space and Pedestrian Link levies	6,279.72
Minor development costs, Land Title Office and subdivision fees, appraisals, advertising costs, etc.	37,213.59
B.C. Hydro refund of underground electrical and gas main extensions. This refund is in accordance with a subdivision servicing agreement with B.C. Hydro and is based on occupancy of the lots.	(61,163.79)
Total development costs	<u>5,711,186.21</u>
Total land assembly and development costs	<u><u>9,802,235.95</u></u>

