

RE: 1989 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
REF. NO. 14/85 - NORTH ROAD/CASEWELL STREET
REF. NO. 15/85 - NORTH ROAD/ DAVID STREET/SULLIVAN STREET & NORTH ROAD

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 July 31

FROM: APPROVING OFFICER

SUBJECT: 1989 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
1. SUBDIVISION REFERENCE #14/85 - NORTH ROAD/CASEWELL STREET
2. SUBDIVISION REFERENCE #15/85 - NORTH ROAD/DAVID STREET/-
SULLIVAN STREET
2869/2915/2949/3111/3137/3161/3187 NORTH ROAD

PURPOSE: To obtain Council authority for servicing of the subject Municipal Subdivisions.

RECOMMENDATIONS:

1. THAT Council authorize the servicing of the subject municipal subdivisions from the Land Assembly and Development Program and subsequent sale of the proposed lots by public tender, together with preparation of all necessary survey plans, engineering design drawings and legal documents.
2. THAT Council authorize the Municipal Solicitor to enter into negotiations with the owner of 2889 North Road for dedication of the rear 6.1m for lane allowance purposes.
3. THAT Council authorize the Director Engineering to arrange for the demolition of the remaining buildings when they become vacant.
4. THAT a copy of this report be forwarded to Coquitlam Council for information.

R E P O R T

1.0 SUMMARY/INTRODUCTION:

The subject properties were originally acquired jointly by the Districts of Burnaby and Coquitlam in 1968 and 1969 for the purpose of widening North Road. The widening was subsequently undertaken and no further widening of North Road is required. Since the time of acquisition these properties have been rented by Burnaby. Burnaby has also maintained, administered and collected the rentals and has held title to the properties. The net revenues, after recovery of Burnaby's administrative expenses, from the rentals have been shared equally between Burnaby and Coquitlam.

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Coquitlam Council, on 1988 February 01, adopted the following resolution:

"That the District of Coquitlam advise the District of Burnaby that it concurs with their recommendation to demolish the dwelling situated at 2949 North Road;

that the District of Burnaby be authorized to demolish structures situated at 2869, 3137, 3161 and 3187 North Road at such time as the District of Burnaby deems them uninhabitable and/or too costly to repair and/or redevelopment is imminent; and

that the District of Coquitlam concurs with the redevelopment and sale of properties situated at 2869, 2915, 2949, 3111, 3137, 3161 and 3187 North Road subject to:

- a) sale of the property being handled in a manner consistent with the regular practice employed by the District of Burnaby;
- b) the redevelopment being undertaken with no front end funding by the District of Coquitlam, and
- c) the net revenue obtained from the sale of the said property being divided equally between the District of Burnaby and the District of Coquitlam."

2.0 CURRENT SITUATION:

The following properties are still being rented:

2869, 3137, 3161 and 3187 North Road.

The houses have been demolished on the following properties:

2915, 2949 and 3111 North Road.

With reference to the three lots in Subdivision Reference #14/85 (see attached Sketch #1), there is a need to:

- a) acquire and construct a lane to provide vehicular access to the lots via the lane since access from North Road, a designated Primary Arterial, will be prohibited (under a Section 215 Restrictive Covenant);
- b) construct a storm sewer, and
- c) register a subdivision plan and any required right-of-way plans and documents.

With respect to the four lots in Subdivision Reference #15/85 (see attached Sketch #2), there is a need to:

- a) rectify the existing dead-end situation of both David and Sullivan Streets at North Road by dedicating and constructing proper dul-de-sacs;
- b) provide vehicular access to the proposed lots (optional from the existing lane or the new cul-de-sacs) since access from North Road will be prohibited (under a Section 215 Restrictive Covenant);
- c) consolidate four lots into two to meet the minimum Zoning Bylaw requirements relative to lot size, and
- d) register a subdivision plan and any required right-of-way plans and documents.

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In view of the foregoing requirements, it is now intended to advance the subject properties for subdivision, servicing, building demolition and subsequent sale of the lots by public tender, with one-half of the net revenue being paid to Coquitlam, after recovery of Burnaby's administrative expenses (demolition, advertising, photocopying, courier, etc.), and one-half of the servicing costs.

These subdivisions appear in the 1989 Capital Budget - Municipal Subdivisions.

3.0 SERVICING REQUIREMENTS: Subdivision Reference #14/85 - North Road/Casewell Street

The Director Engineering has provided a preliminary servicing estimate of \$45,300 for lane and storm sewer construction plus \$9,050 for a lane crossing and removal of redundant driveway crossings.

It is estimated that the engineering, survey and legal fees will be approximately \$6,795 (15% of the servicing costs).

It is estimated that building demolition costs will be approximately \$6,500.

A Parkland Acquisition Levy of \$2,799 is required for the three lots in this subdivision.

The estimated market value of the three lots is \$390,000. A total of approximately \$70,444 is required for their creation and servicing. The net proceeds from the lots after servicing and sale by public tender is estimated to be approximately \$319,556. However, under the cost sharing arrangement with Coquitlam, Burnaby would receive one-half of the net proceeds of sale, after recovery of Burnaby's administrative expenses and one-half of the servicing costs. Under this arrangement Burnaby would receive approximately \$195,000 and Coquitlam approximately \$124,556 of the estimated net proceeds.

4.0 REQUIRED LANE DEDICATION:

As can be noted on Sketch #1, in order to complete the lane to the rear of the three municipal lots, it will be necessary to obtain lane dedication from the owner of 2889 North Road. It is proposed that the Municipal Solicitor enter into negotiations with the owner. A further report will be submitted to Council with details on the outcome.

5.0 SERVICING REQUIREMENTS: Subdivision Reference #15/85 - North Road/David Street/Sullivan Street:

The Director Engineering has provided a preliminary servicing estimate of \$42,735 for road and storm sewer construction.

It is estimated that the engineering, survey and legal fees will be approximately \$6,410 (15% of the servicing costs).

It is estimated that building demolition costs will be approximately \$8,800.

A Parkland Acquisition Levy of \$1,866 is required for the proposed two lots in this subdivision.

The estimated market value of the two lots is \$260,000. A total of approximately \$59,811 is required for their creation and servicing. The net proceeds from the lots after servicing and sale by public tender is estimated to be approximately \$200,189. However, under the cost sharing arrangement with Coquitlam, Burnaby would receive one-half of the net proceeds of sale, after recovery of Burnaby's administrative expenses and one-half of the servicing costs. Under this arrangement Burnaby would receive approximately \$130,000 and Coquitlam approximately \$70,189 of the estimated net proceeds.

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6.0 NOTICE TO VACATE AND BUILDING DEMOLITION:

The required ninety (90) days notice to vacate will be served to the renters of the municipal houses at 2869, 3137, 3161 and 3187 North Road upon completion of the servicing, after which the houses will be demolished.

7.0 REQUIRED PLANS AND DOCUMENTS:

It will be necessary to have engineering design drawings prepared in connection with the above services for both subdivisions.

Subdivision plans and any right-of-way plans and accompanying documents for municipal easements are required. The owner's signature of the property at 2889 North Road will be required on the subdivision plan to effect the necessary lane dedication. A Section 215 Covenant prohibiting vehicular access from North Road is required.

All items associated with the subdivisions will subsequently be deposited in the Land Title Office for registration.

8.0 FINANCING:

All costs associated with preparation of engineering design drawings, survey plans and documents for both subdivisions are to be funded from the Land Assembly and Development Fund. The development is in accordance with our Capital Program and funds are available to finance the development. The net proceeds from the sale of the lots will be deposited back into this fund.

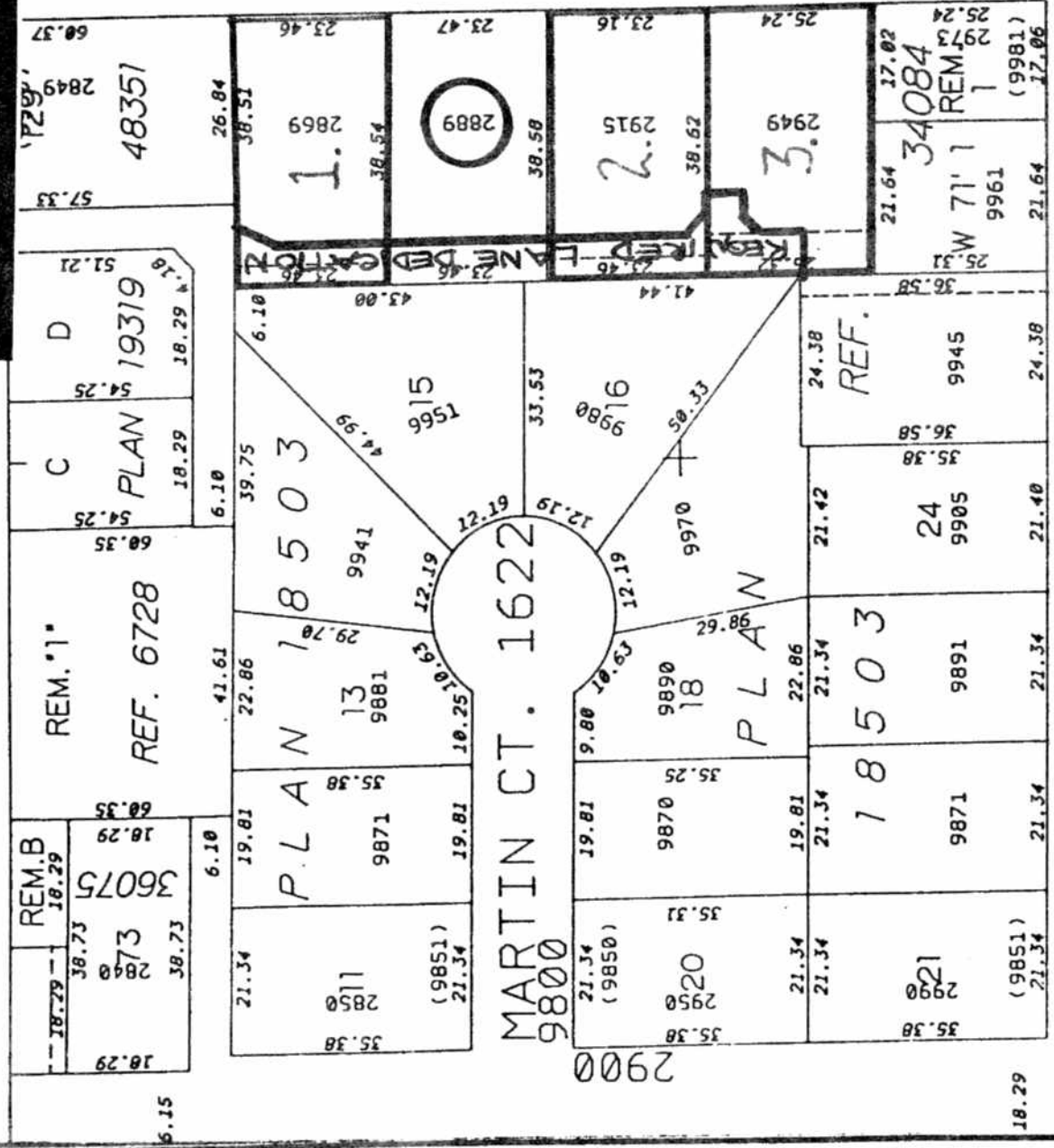
9.0 CONCLUSION:

In order to continue with the advancement for servicing and sale by public tender of municipally-owned land and to assist in meeting the demand for conventional single-family lots, we are seeking Council authority to pursue the subdivision, servicing and negotiation with the owner of 2889 North Road. 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 and building demolition).

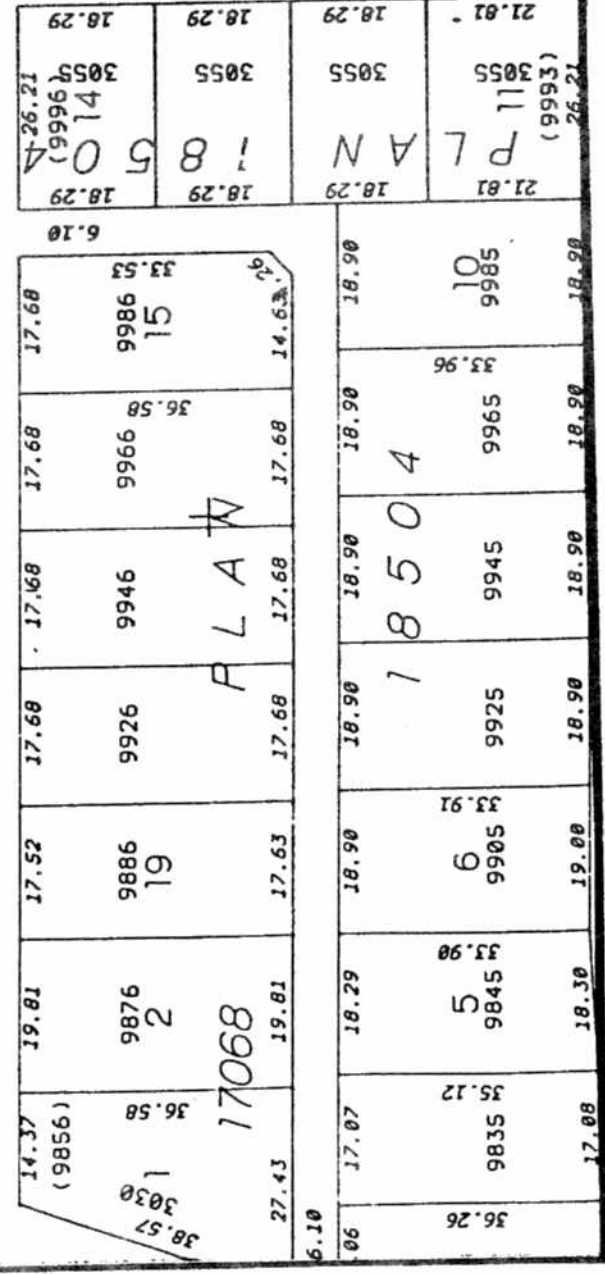

A. L. Parr
APPROVING OFFICER

CMM:hr
Atts.
cc: Municipal Solicitor
Director Engineering
Director Finance
Director Recreation & Cultural Services
Director Administrative & Community Services

Lyndhurst



Casewell Street



Date 1988 JUNE
 Scale 1:1000
 Drawn By C.M.M.

S.D. REF. # 14/85
 ZONING: R705

SKETCH # 1

D.L. 8
 NOTE: 2889 NORTH RD. IS PRIVATELY OWNED (LANE DEDICATION REQUIRED).

