

TO: ACTING MUNICIPAL MANAGER 1992 May 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 9869/9887/9949 BROADWAY
9884 RATHBURN DRIVE AND 2321 NORTH ROAD
INTRODUCTION OF BYLAW AND COST-SHARING
SUBDIVISION REFERENCE #26/91

PURPOSE: To seek authority to introduce a Capital Reserve Fund Expenditure Bylaw and to expend funds to construct Rathburn Drive, with cost-sharing by adjacent owners.

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Capital Reserve Fund Expenditure Bylaw in the total amount of \$171,000.00 as more particularly outlined in this report.
2. THAT Council authorize the expenditure of \$171,000.00 including the Municipality's share of costs, which are to not exceed \$132,500.00, to construct Rathburn Drive.

R E P O R T

1.0 BACKGROUND:

As Council is aware, the Municipality owns the properties at 9869, 9887 and 9949 Broadway, as shown on the attached sketch.

The purpose of those acquisitions was to ultimately ensure that the necessary land was available to construct Rathburn Drive, and therefore remove the hazardous access and egress conditions existing on Broadway, which is intended to be widened to its Primary Arterial standard.

2.0 CURRENT SITUATION:

The Planning and Building Department initiated a subdivision application to facilitate construction of Rathburn Drive since most of the road, with the exception of a portion of the cul-de-sac, is now within Municipal land. Simultaneously, both the owner of 9884 Rathburn Drive and 2321 North Road expressed a strong desire to participate in the subdivision which would also achieve the creation of three lots on each site (shown as Lots 1, 2, 3 and 7, 8, 9 on the sketch.)

In addition to the above, the Municipality would realize the creation of Lots 4 and 5 which could be tendered for sale immediately upon completion of Rathburn. Lot 6 presently contains a dwelling which is being rented and would likely be offered for sale once the two redundant portions have been reconciled in relation to the private lots at 9929 and 9939 Broadway.

With respect to the status of Broadway, it is our understanding that the Ministry intends to proceed with design plans for this Primary Arterial. When the design plans are completed, construction could commence at any time when funds are available.

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3.0 COST-SHARING:

The two private owners have agreed to share in the costs for the Municipality to construct Rathburn Drive. The total amount is calculated at \$171,000.00 and breaks down as follows:

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| | |
|--------------------------|--------------|
| Municipality | \$132,500.00 |
| Owner of 9884 Rathburn | 21,700.00 |
| Owner of 2321 North Road | 16,800.00 |

The costs of servicing attributed to each party are those which benefit the abutting lots excluding Lot 3 which receives its servicing from the existing Rathburn Drive and for which contribution was made under a previous subdivision.

4.0 SOURCE OF FUNDS:

It is recommended that funds be appropriated from Capital Reserves for this project which is not included in the 1992-1996 Capital Budget under Land Assembly and Development.


The proceeds from the future sale of the Municipal Lots will be deposited into Capital Reserves.

5.0 CONCLUSION:

It is considered prudent to expedite dedication and construction of Rathburn Drive at this time, for the following reasons:

- a) there is an expressed interest and agreement by the private owners to share in the costs to construct this road,
- b) the Municipality has the opportunity of creating lots for sale, and
- c) upon construction of Broadway, the new access will be available, thus providing an orderly transition.

Based on the foregoing, we are therefore seeking Council authority for introduction of a Capital Reserve Fund Expenditure Bylaw and for expenditure of funds to construct Rathburn Drive.


A. L. Parr, Director
Planning and Building

CS:hr
Att.

cc: Director Engineering
Director Finance
Municipal Solicitor
S. Lum, Long Range Planner

