

ITEM	8
MANAGER'S REPORT NO.	15
COUNCIL MEETING	93/03/08

TO: CITY MANAGER

1993 MARCH 02

FROM: APPROVING OFFICER

SUBJECT: PROPOSED CITY SUBDIVISION
 EDMONDS TOWN CENTRE SOUTH
 SOUTHPOINT DRIVE/ARBOR STREET
 SUBDIVISION REFERENCE #132/92

PURPOSE: To seek Council authority for the advancement of the subject city subdivision for servicing.

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RECOMMENDATIONS:

1. **THAT** Council authorize the expenditure of an amount not to exceed \$230,000 from the Land Assembly and Development Reserve, which is over and above the amount allocated in the 1993 portion of the 1992-1996 Capital Budget, for the preparation of survey plans and engineering design drawings required in connection with the city subdivision, and servicing of the subject city subdivision in 1993, as more particularly outlined in Section 2.0 of this report.
2. **THAT** Council authorize the preparation of all required survey plans and engineering design drawings for the city subdivision by the Director Engineering.
3. **THAT** Council authorize the preparation and introduction of a Highway Exchange Bylaw as outlined in Section 3.0 of this report.
4. **THAT** Map "B" of Amendment Bylaw #48/91, Bylaw No. 9656, Rezoning Reference #14/91 be amended so as to include in the subject site the lane abutting the southerly boundary of the property.

R E P O R T

1.0 INTRODUCTION:

Sketch #1 attached was included in a recent report to Council (In Camera Item 3, Manager's Report No. 61, Council Meeting 1992 September 28). At that time Council adopted recommendations that the identified elementary school site shown on the sketch be reserved for that purpose, and that the associated city site be reserved for possible inclusion within the school site to accommodate space requirements associated with the proposed out-of-school child care component of the elementary school development.

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The report also noted that provision for future vehicular and pedestrian access to this site had been made. In this regard the sketch schematically shows a cul-de-sac on the Arbor Street alignment which could serve the city daycare site currently being pursued, as well as the above referenced associated city site, in addition to a pedestrian walkway providing a link to the designated elementary school site.

2.0 CITY SUBDIVISION:

Development of the planned city daycare centre at 6786 Southpoint Drive is currently being actively pursued, with the design phase to commence shortly. It has become evident that the vehicular access to the daycare site would best be provided from the planned Arbor Street cul-de-sac (which will also serve the adjacent city site) and that it would be desirable to extend the subject site 6 m (20 ft.) in depth through inclusion of the adjacent lane. It is therefore considered appropriate to pursue the city subdivision illustrated on Sketch #2 attached at this time.

The Director Engineering has provided a preliminary servicing cost estimate of \$229,190 for the design and construction of road works, sanitary sewer, storm sewer, water, underground wiring, boulevard planting, street lighting and sidewalks, and for the legal survey work for the city subdivision. The City would arrange for the preparation of engineering design drawings of these services, legal survey plans, and for installation of the services.

3.0 HIGHWAY EXCHANGE BYLAW:

As illustrated in Sketch #2 attached, the proposed subdivision requires road dedications for the Arbor Street cul-de-sac bulb, as well as road and lane closures for consolidation with the daycare site (Lot 1) and the future city development site (Lot 2). A Highway Exchange Bylaw is recommended in this regard.

4.0 ADJUSTMENT TO DAYCARE SITE REZONING:

The rezoning bylaw (Rezoning Reference #14/91) for the daycare site is currently being pursued, having received Second Reading on 1991 November 04. An adjustment to the subject bylaw is recommended to reflect inclusion of the abutting lane in the site as a result of the proposed subdivision.

5.0 SOURCE OF FUNDS:

There are currently no funds allocated to this project in the 1992-1996 Capital Budget for 1993, however, provision has been made for inclusion of this item in the draft 1993 Capital Budget.

CITY MANAGER
S.D. #132/92 PROPOSED CITY SUBDIVISION
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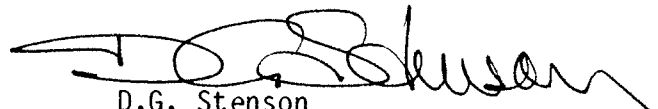
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Sufficient funds are on hand in the Land Assembly and Development Reserve to finance these works.

The subject city subdivision would supersede Council's previous authorization for the servicing of the daycare centre site on its own.

6.0 CONCLUSION:

In order to facilitate the development of the daycare site at this time, and to provide services for the future use of the associated City site, we are seeking Council authority to advance the subdivision and commencement of servicing of the subject City lands in 1993.


D.G. Stenson
APPROVING OFFICER

RR:yg

- cc: Director Engineering
- Director Finance
- City Solicitor
- S. Lum, Long Range Planner
- J. Foster, Senior Social Planner
- J. Cusano, Project Manager
- Rezoning Reference #14/91

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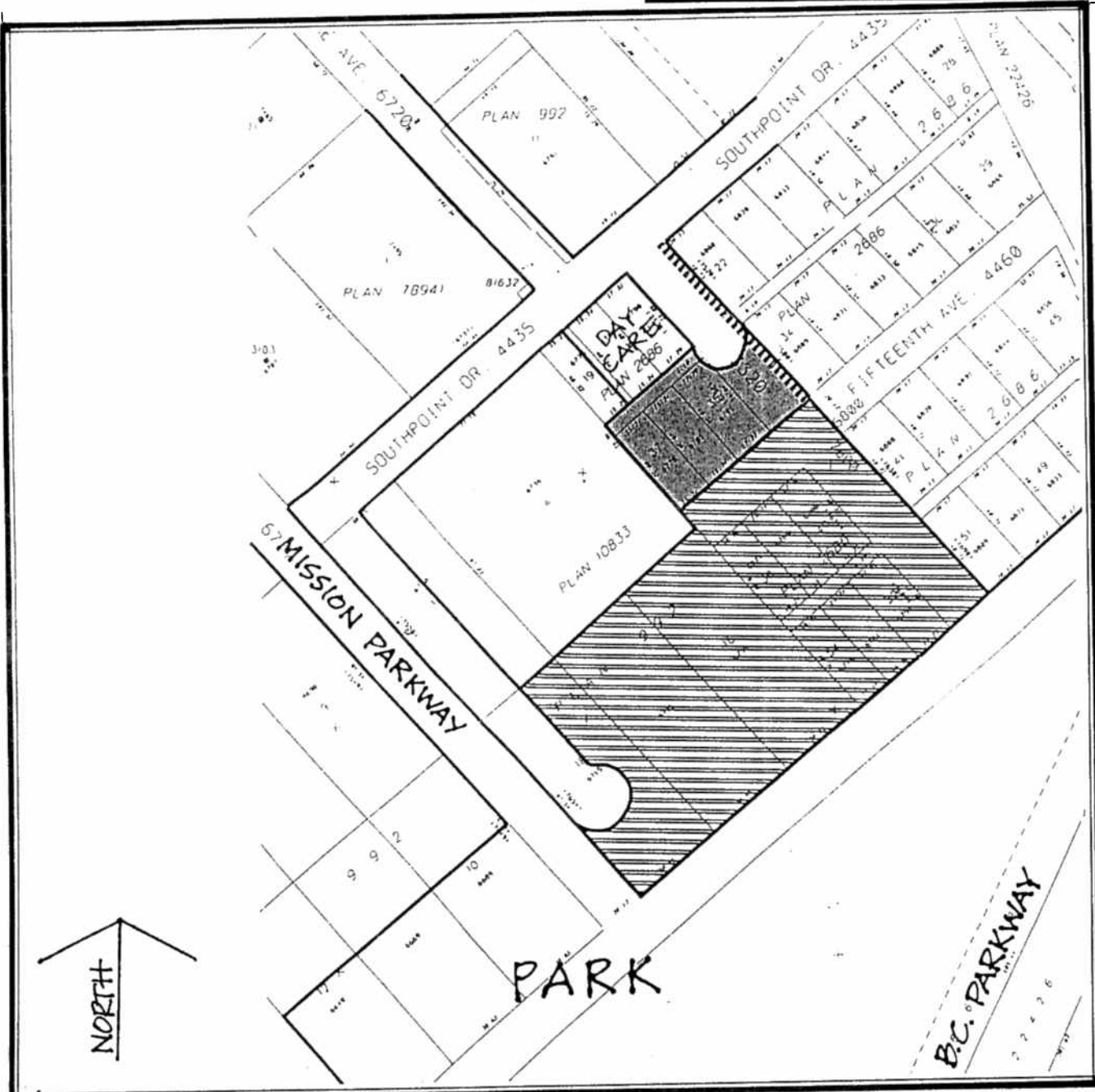
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Date:
93. FEB.

Scale:
1:2500

SKETCH # |

 City of Burnaby
Planning & Building Dept.

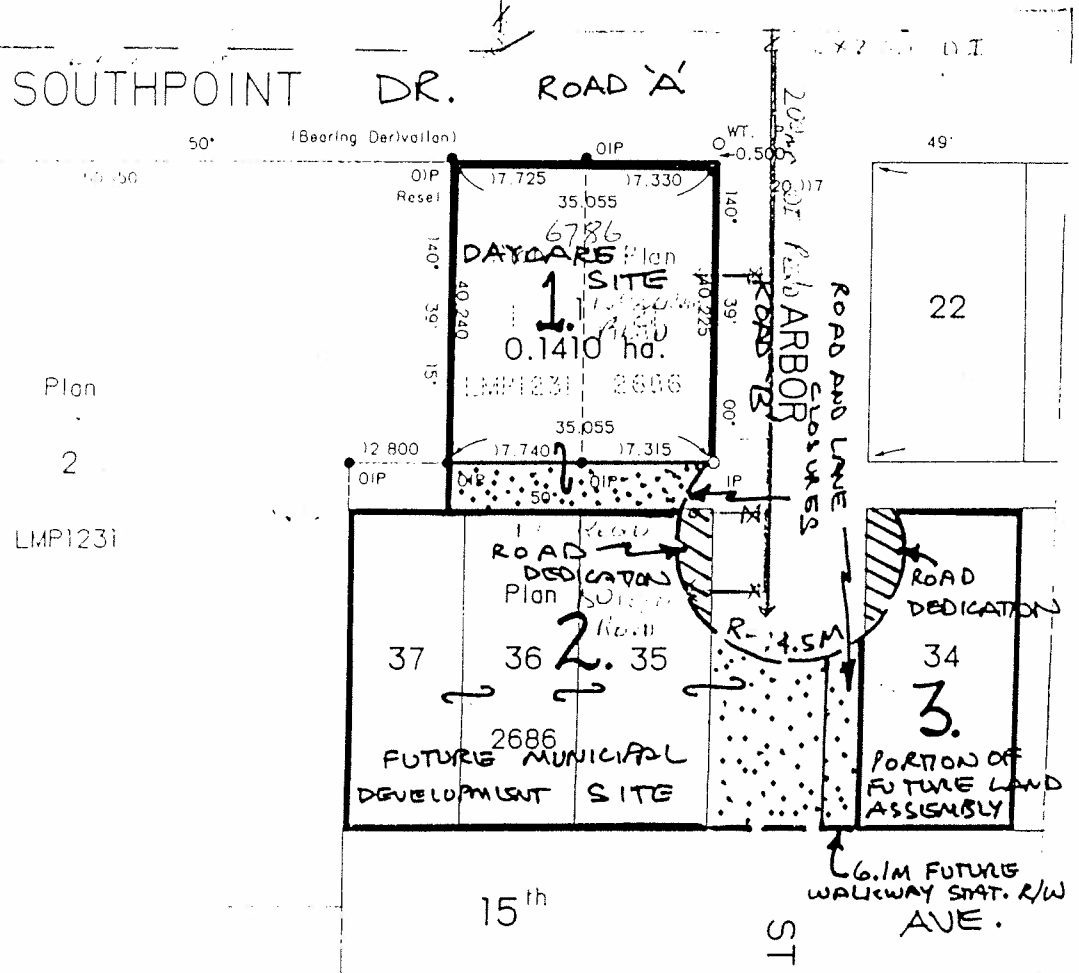
EDMONDS TOWN CENTRE SOUTH

 DESIGNATED ELEMENTARY SCHOOL SITE


 ASSOCIATED MUNICIPAL SITE

 PEDESTRIAN WALKWAY

D.L. 171
 LOT 1, PLAN LMP 3065
 LOTS 34, 35, 36 & 37, BLK. 6, PLAN 2686
 S.D. REF. # 132/92
 X. REF. R.C. REF. # 16/92
 X. REF. R.Z. REF. # 14/91
 ZONING: RS



Date: 93.FEB.
 Scale: 1:1000
 SKETCH #2

 City of Burnaby
 Planning & Building Dept.
 S.D. # 132/92

