

TO: CITY MANAGER 1994 July 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #18/93
SUBDIVISION REFERENCE #1/94
McLEAN MANAGEMENT
COST SHARING FOR STREET WORKS

PURPOSE: To seek Council authority for the expenditure of funds involved as the City's share of the servicing costs on 17th Avenue adjacent to City Parklands.

RECOMMENDATIONS:

1. THAT Council authorize the expenditure of an amount not exceeding \$77,000 as the City's share of services being installed by the developer along 17th Avenue adjacent Byrne Creek Ravine Park.
2. THAT staff be authorized to bring down a Capital Reserve Expenditure Bylaw to appropriate \$77,000 for the construction of approximately 50 meters of street works and associated utility upgrading on 17th Avenue.
3. THAT Council authorize the preparation and execution of an agreement between the developer and the City for the work associated with the construction and inspection of the services.

REPORT

1.0 BACKGROUND:

The site along 18th Avenue and 17th Avenue north and east of Byrne Creek Ravine Park has been assembled as a townhouse site by a developer (refer *attached* sketch). This site incorporates the historic "Patterson" house. The rezoning application #18/93 has received three readings and appears elsewhere on this agenda for Final Adoption.

The developer has been requested to construct roadwork improvements adjacent his site and the portion of Byrne Creek Ravine Park which lies west of his site on 17th Avenue.

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COUNCIL MEETING	94/07/25

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It is considered an appropriate opportunity to complete this section of 17th Avenue, as the roadway is completed to the east and there is a ravine park abutting this portion of 17th Avenue. If this street work were not done at this time, there would be a gap in the sidewalk, lighting and curbs that would remain even after the lots to the west are redeveloped. This is a main pedestrian route to the Edmonds SkyTrain Station which lies 1-1/2 blocks to the west.

Council approval for the expenditure of an amount not exceeding \$77,000 to construct the approximately 50 meters of street works and associated utility upgrading is therefore requested.

2.0 SERVICING:

The developer is constructing streetworks on 18th Avenue, a new section of 17th Street between 17th and 18th Avenues, and new street works on a portion of 17th Avenue. For the purposes of bonding for the rezoning/subdivision, the developer has put up the funds on the understanding that staff would present this report requesting that Council provide a share towards the costs of the work adjacent the park site. The total estimated costs of the works is \$415,850.

The scope of the work includes design and construction of roadworks, street lighting, sidewalks, a watermain and planting of boulevard grass.

The engineering design drawings for these services have been submitted to and accepted by the Engineering Department. The Engineering Department has estimated the City's share of the servicing cost at \$77,000.

3.0 FINANCING:

The estimated cost of this project is \$77,000. Sufficient Capital Reserve funds are available to fund this project. This project is not included in the 1994-1998 Roads portion of the Capital Program; however, if approved by Council, other project expenditures will be reduced to ensure the Capital Spending Limit is not exceeded. If approved by Council, a bylaw will be drawn for the expenditure of \$77,000 from Capital Reserves.

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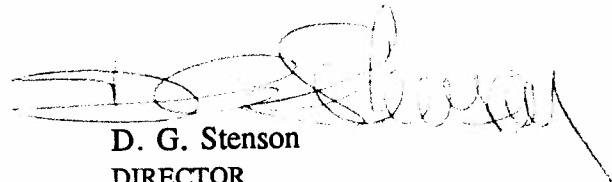
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4.0 PAYMENT SCHEDULE:

Progress payments will be made to the developer as determined by the Director Engineering.

5.0 SUMMARY:

The construction of adjacent portions of 17th Avenue provides the City with a timely opportunity to complete the street works along 17th Avenue to facilitate completion of the street system in this block near Edmonds Station.

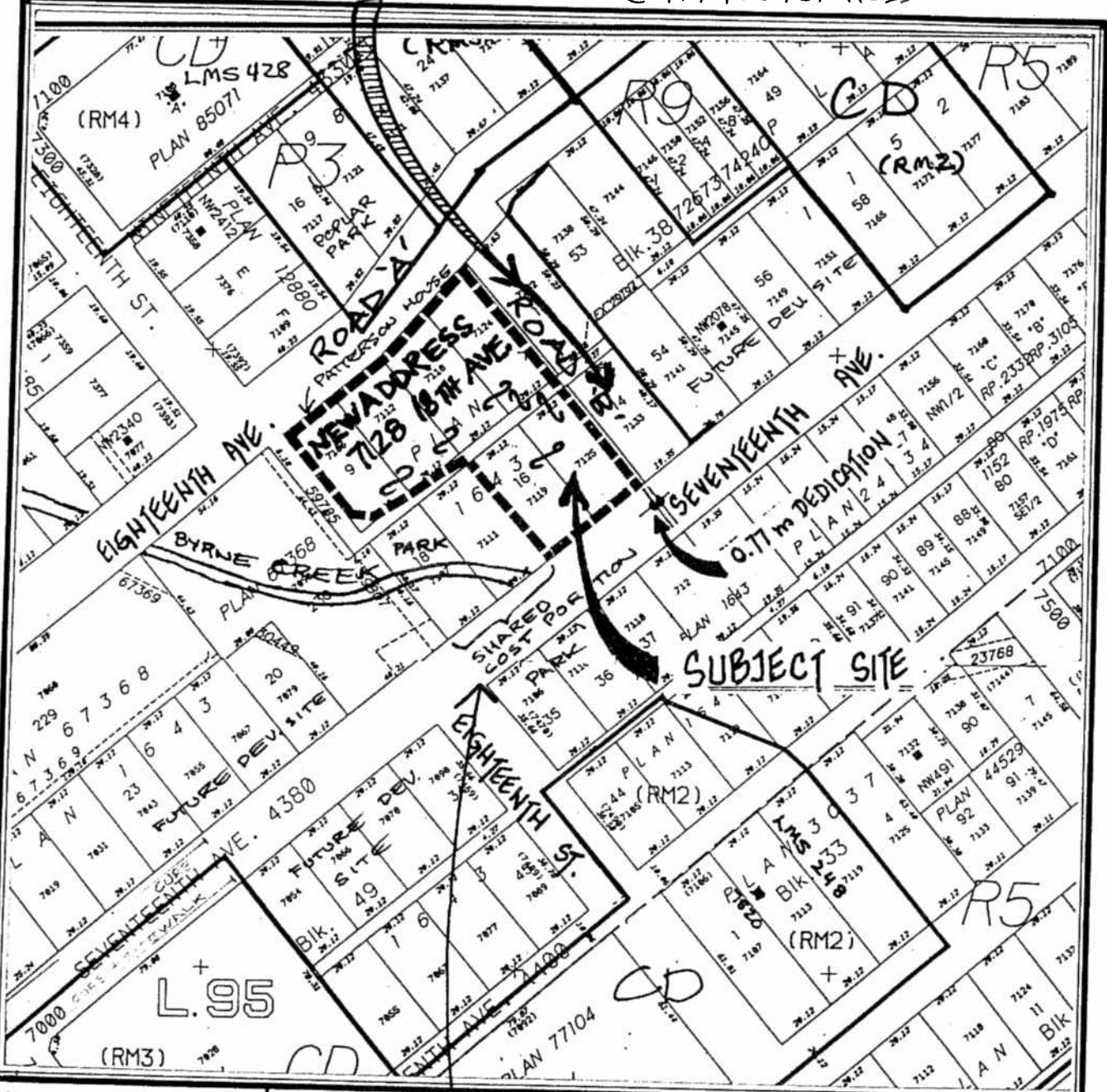


D. G. Stenson
DIRECTOR
PLANNING AND BUILDING

BR:hr
Att.

cc:
Director Engineering
Director Finance
Director Recreation and Cultural Services


PLANNED ROAD (CITY PROPERTIES)



Date:
1994 FEB.

Scale:
1 : 2000 M

Drawn By:
C. M. M.

 City of Burnaby
Planning & Building Dept.

D.L. 95
LOTS 9, 10, 11, 12, 15 & 16
PLAN 1643
E LANE CLOSURE AREA

S.D. REF. # 1194
X. REF. R.2. REF. # 18/93
X. REF. R.C. REF. # 2194

PROPOSED ZONING: CD
(RM3, EDMONDS TOWN
CENTRE GUIDELINES, AND
DEVELOPMENT PLAN)



