

14. Re: Letter dated October 23, 1973 from Mrs. G.A. Taylor
3761 Dubois Street, Burnaby, B.C.
1974 Local Improvement Program
Dubois Street from Boundary Road to Joffre Avenue

ITEM 14

MANAGER'S REPORT NO. 84

COUNCIL MEETING Nov. 13/73

Appearing on the Agenda for the November 13, 1973 meeting of Council is a letter and petition from Mrs. G.A. Taylor regarding opposition to a proposed 1974 Local Improvement on the subject street. Following is a report from the Engineer on this matter.

The Engineer in his report indicates that area lighting for the subject area will be included in the C.I.P. for 1975. It will not be possible to perform this work at an earlier date because the 1974 Program is completely scheduled with the maximum amount of work that can be done in that year.

RECOMMENDATIONS:

THAT Dubois Street from Boundary Road to Joffre Avenue be excluded from the 1974 proposed Local Improvement Program; and
THAT the petitioners be sent a copy of this report.

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November 8, 1973.

TO: MUNICIPAL MANAGER

FROM: MUNICIPAL ENGINEER

RE: 1974 LOCAL IMPROVEMENT PROGRAM
DUBOIS ST. FROM BOUNDARY ROAD TO JOFFRE AVE.

The Clerk has received a petition advising the Corporation that the majority of residents in the 3700 Block Dubois St. are not interested in any local improvement road project on their street. The petition was prompted by the appearance of surveyors gathering design data for street grades.

In commenting on the contents of the accompanying letter from Mrs. G.A. Taylor, we wish to point out that the cost of designing any street prior to its initiation as a local improvement project is not wasted regardless of the outcome of the initiation. If the work is not approved, the design plan is "banked" for future use. In time the street will deteriorate, also the opinion of the property owners may change necessitating the use of the "banked" design plan. Our experience has been that this change of opinion occurs sometimes in a relatively short period of time.

The pre-design of L.I. Projects is extremely important in providing us with plans in advance of construction so that more meaningful quantities can be taken off for contract purposes, and also in order that we are not unduly delayed in commencing construction which we are obligated to do within one year of project initiation. We have for many years practised the procedure of concurrently initiating a program and proceeding with design in order to have the projects ready for construction soon after receiving property owner approval; we are currently attempting to get even further ahead so that we will have design plans "banked" for a given program complete in all respects even prior to initiation so that possible unforeseen construction problems are known ahead of time, which problems could then be reflected in the estimates and even in the initiation notice to the property owners.

On almost all of our local improvement programs extending back over several years, experience has been that less than 10% of initiated projects have been defeated. Thus, the number of projects that become designed and do not proceed immediately are very few.

With regard to the flooding complaint from Central Park, we report that the condition has been recently corrected by culvert and catch basin work and the construction of an interceptor ditch; the previously-experienced problem of water flooding across Imperial Street from Central Park should not recur.

Regarding the reference to ornamental lighting, we have taken this petition as an indication of the property owners' desire for lighting and will include the area in the C.I. Program for L.I.P. Area Lighting in 1975.

RECOMMENDATION:

In view of the fact that 18 of the 19 property owners on Dubois St. from Boundary Rd. to Joffre Ave. have pre-registered objections to the proposed local improvement project, we recommend that the street not be scheduled for any local improvement program in 1974.

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E.E. OLSON
MUNICIPAL ENGINEER

34