

Re: Petition dated March 18, 1974 from Mr. H.J. Shopland and Others
4710 Fairlawn Drive, Burnaby, B. C.
Beta Avenue from Westlawn Drive to the Lane South of Northlawn Drive

Appearing on the Agenda for the April 1, 1974 meeting of Council is a petition from Mr. H.J. Shopland and others regarding a request for curbswalks and 28' pavement on the two subject sections of Beta Avenue.

RECOMMENDATIONS:

THAT no action be taken on the petitioners' request at this time; and

THAT the subject sections of Beta Avenue be included in a future Local Improvement Program beyond 1976; and

THAT a copy of this report be sent to Mr. H.J. Shopland.

* * * * *

TO: MUNICIPAL MANAGER MARCH 25, 1974
FROM: MUNICIPAL ENGINEER
RE: BETA AVENUE - WESTLAWN DRIVE TO LANE SOUTH OF NORTHLAWN DRIVE

A petition requesting the construction of curbswalks and 28' pavement from Westlawn Drive to the lane south of Northlawn Drive, signed by 44 property owners situated on Northlawn Drive, Fairlawn Drive and Westlawn Drive, has been presented to Council. The subject portion of Beta Avenue shown on the attached sketch has 10 abutting properties, of which 9 of the property owners have signed the petition, indicating that a local improvement initiative would be strongly supported. However, while this Department is sympathetic to the desire of any property owners for street improvement we are unable to recommend that Beta Avenue be included in any program to be carried out in the near future for the following reasons:

- (a) Curtailment of Local Improvement expenditures for 1974 has drastically impaired the ability of the Department to undertake the addition of any new and unscheduled projects. The original 1974 Local Improvement Program of new works valued at \$2,778,160. has now been reduced to a program of \$569,575. for 1974, \$930,665. for 1975 and \$1,277,920. for 1976. In addition, a proposed program originally intended for 1975 in the amount of 2.5 million dollars will not be implemented until 1977. Therefore, we cannot justify establishing Beta Avenue as a high priority project overriding the backlog of programmed works that we have in hand extending to 1977.
- (b) In our system of establishing priorities, streets abutting flanking parcels such as Beta Avenue are low in merit points due largely to the minimum number of properties served and the maximum footage of improvements required for each parcel. Under circumstances imposed by limited finances we consider it to be obligatory that we serve the maximum number of properties with a minimum footage and cost of improvements.

Notwithstanding the low priority of flanking streets Beta Avenue from Southlawn Drive to the lane south of Ridgelawn Drive has been improved as noted by Mr. Shopland's letter accompanying the petition. Higher priority was given to this portion of Beta Avenue based on street use. The volume of traffic to the Brentwood Shopping Centre gave merit points to this section of Beta Avenue. In addition, the installation of storm sewers in this section caused damage to the existing pavement warranting the advancing of the street for improvement.

Recent petitions to Council from property owners on Highlawn and Brentlawn Drive to reinstate previously defeated improvements on their streets invalidates the argument set forth in Mr. Shopland's letter regarding the unwillingness of these property owners to have their streets improved. The property owners abutting Beta Avenue from Southlawn to Ridgelawn lane did approve of the work and are being fully assessed to the maximum of 66' for the improvement. We must correct the misunderstanding that is apparent in Mr. Shopland's submission that improvements to Beta Avenue from Westlawn to the Northlawn lane were included in the local improvement charges levied for the improvements to Westlawn Drive, Fairlawn Drive and Northlawn Drive. If and when this section of Beta Avenue is improved, the 10 abutting properties will be assessed for the improvement at the rate per assessed foot multiplied by the difference between the front footage they are presently paying and 66 feet.

RECOMMENDATION:

In view of the financial limitations imposed on approved Local Improvement Programs for the years 1974, 1975, and 1976 and the low priority for flankage improvement on Beta Avenue from Westlawn Drive to the Northlawn lane, we recommend THAT (a) no action be taken on the petition at this time; and (b) THAT the street be included in some future program beyond 1976; and (c) THAT the spokesman for the petitioners, Mr. Shopland of 4710 Fairlawn Drive, receive a copy of this report.

CRW:wlb
Att.


MUNICIPAL ENGINEER

ITEM 7

MANAGER'S REPORT NO. 25

COUNCIL MEETING April 1/74

