

Re: LIP for Beta Avenue from Westlawn Drive to the Lane
South of Northlawn Drive
(Item 7, Report 25, April 1, 1974)

ITEM 12
MANAGER'S REPORT NO. 29
COUNCIL MEETING April 16/74

On April 1, 1974, Council received (a) a petition requesting curbswalks and 28 foot pavement on two separate sections of Beta Avenue (see attached sketch); and (b) a report from staff on this matter. The report was tabled pending submission of the cost information that is contained in the following report from the Municipal Treasurer.

It should be noted that the 1974 Local Improvement Programme has been initiated, advertised and related notices were mailed to the affected property owners on about April 5, 1974. Should we accede to the request for a Local Improvement on Beta Avenue at this time, we would now be required to advertise and process the work on Beta Avenue at additional cost as an individual item. This would be a precedent which, in the opinion of staff, should be avoided.

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 Programme beyond 1976; and
THAT a copy of this report, and a copy of the report that Council received on April 1, 1974, be sent to Mr. H.J. Shopland, spokesman for the persons whose signatures appeared on the petition.

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TO: MUNICIPAL MANAGER
FROM: MUNICIPAL TREASURER
RE: BETA AVENUE - WESTLAWN DRIVE TO
LANE SOUTH OF NORTHLAWN

9 April 1974
File: I52-8

The attached report received by Council 1 April 1974 was tabled for the following information:

- (a) The cost of improving the subject portion of Beta Avenue by local improvement.
- (b) The property owners' share of the cost.
- (c) The Corporation's share of the cost.
- (d) The budget code to which such Corporation share is charged.

The following is the data required pursuant to Section 601 of the Municipal Act:

Length of work	780.00'
Taxable foot frontage	23.48'
Actual foot frontage	1,237.98'
Estimated gross cost	\$ 23,400.00
Estimated cost to owners	\$ 208.27
Frontage tax rate per annum	\$ 1.10
Estimated lifetime of work	20 years

Additionally, it will be necessary to spend approximately \$5,000 to provide a storm sewer from Northlawn Drive to the lane south at Northlawn Drive. Funds for this main must be appropriated from the C.I.P. contingency account.

The annual cost of repayment of \$23,400 to be borrowed for this project will approximate \$3,000 for each of fifteen years, of which the abutting owners will contribute \$25.83.

This low contribution comes about because Westlawn Drive, Fairlawn Drive and Northlawn Drive are improved as local improvements and, in accordance with Burnaby Local Improvement Charges By-law 1971, By-law No. 6432, Section 4(b)(ii):

"where a parcel of land is situated at the junction or intersection of streets and the work is provided on or along a second side of the parcel, where a similar work is already provided on or along one side, the taxable foot frontage shall be not more than 66 feet less the taxable foot frontage already charged against the parcel for the similar work."

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The Corporation's share of the annual cost is borne by the general mill rate.

RECOMMENDATION

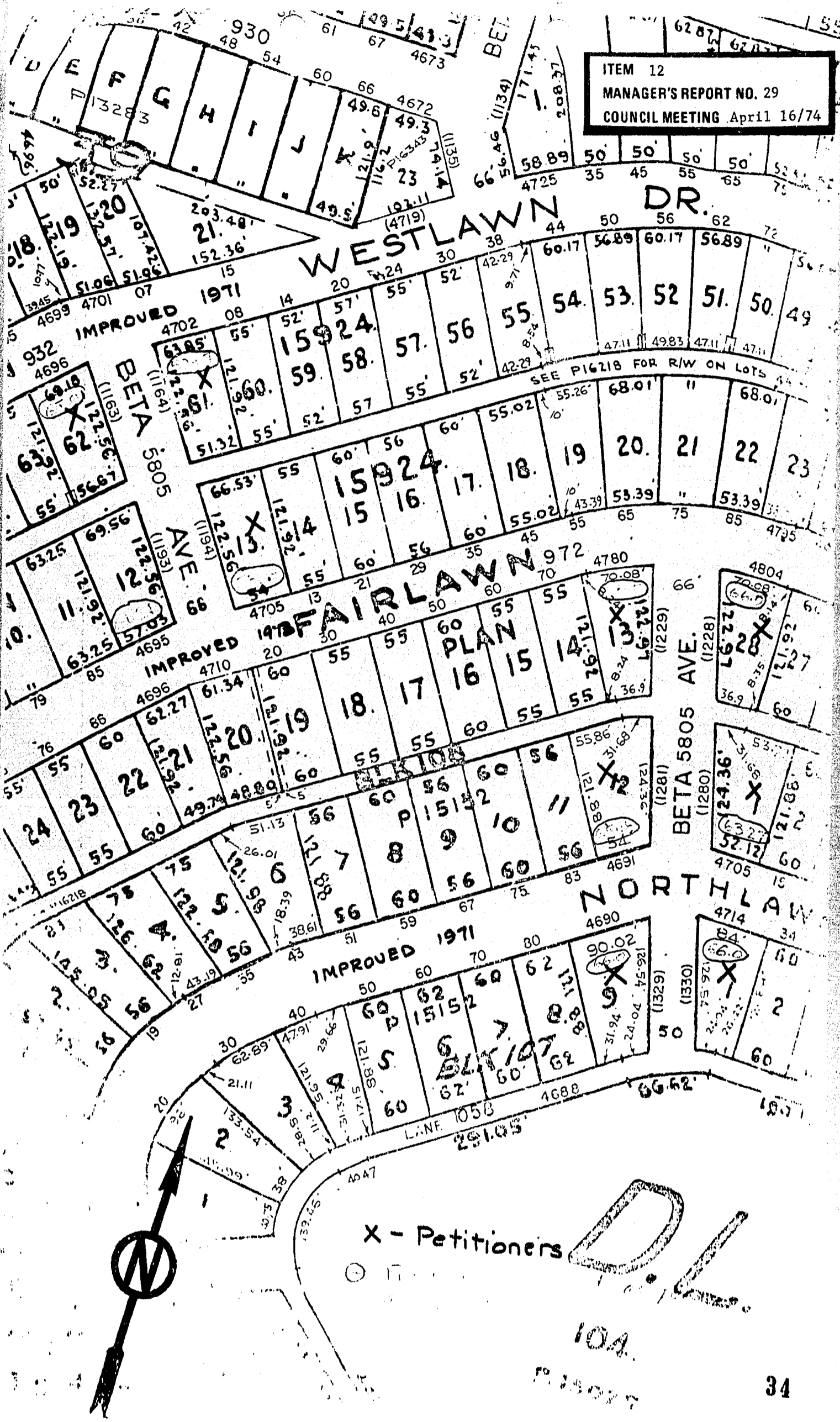
From an economic point of view, your Treasurer concurs in the Engineer's recommendation of 1 April 1974.

B. D. Murphy
MUNICIPAL TREASURER

BM:gw
Attach.

cc: Municipal Clerk
Municipal Assessor
Municipal Solicitor
Municipal Engineer
Director of Planning

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X - Petitioners

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COUNCIL MEETING April 16/74

MARCH 25, 1974

TO: MUNICIPAL MANAGER

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

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