

Re: LETTER FROM MR. D. N. LOCKWOOD WHICH APPEARED ON THE AGENDA FOR THE COUNCIL MEETING OF 1989 JANUARY 23 (ITEM 3A) AND LETTER FROM MR. K. S. DOCKSTEADER WHICH APPEARED ON THE AGENDA FOR THE COUNCIL MEETING OF 1989 FEBRUARY 06 (ITEM 2C) LANE WEST OF GILLEY AVENUE BETWEEN EWART STREET AND MCKEE STREET (ITEM 11, MANAGER'S REPORT NO. 9, 1989 JANUARY 30)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Acting Director Engineering be adopted.

TO: MUNICIPAL MANAGER 1989 MARCH 28

FROM: ACTING DIRECTOR ENGINEERING

SUBJECT: LANE WEST OF GILLEY AVENUE BETWEEN EWART STREET AND MCKEE STREET.

PURPOSE: TO RESPOND TO COUNCIL REQUEST FOR FURTHER INFORMATION REGARDING THE SUBJECT LANE.

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RECOMMENDATIONS:

1. THAT a Bylaw to repeal the Local Improvement Construction Bylaw No. 18, 1988, be prepared.
2. THAT the Director Engineering be authorized to construct and pave approximately 33 ft. of "stub" lane west of Gilley Avenue and south of McKee Street.
3. THAT a copy of this report be sent to Mr. K. S. Docksteader of 8019 Gilley Avenue, Burnaby, B.C., V5J 4Y6 and Mr. D. N. Lockwood of 6191 Ewart Street, Burnaby, B.C., V5J 2X4.

REPORT

BACKGROUND:

A local improvement lane extension west of Gilley Avenue between Ewart Street and McKee Street was initiated in April 1988. Three of the four abutting property owners signed the petition in favour of the improvements. The Municipal Clerk's Certificate of Sufficiency and Construction Bylaw No.18, 1988 were subsequently approved by Council on 1988 June 13 and September 12, respectively.

Shortly after commencement of preparatory survey work, area residents who were concerned about the extent of lane construction and its attendant effect on existing landscaping and increased traffic, submitted a petition which was presented to Council at its meeting of 1989 January 23. The Director Engineering's report was tabled to allow Mr.D.W. Lockwood of 6191 Ewart Street to appear as a delegation before Council. Mr. Lockwood, although he is not an abutting property owner, represented the residents in the immediate vicinity of the proposed improvements and appeared before Council at its meeting of 1989 February 06. Mr. Lockwood indicated that there was opposition to the extension of the lane to McKee Street and the residents, including the three abutting property owners who originally signed the petition, now favoured a "stub" lane of minimal length to provide access to Lot 2 (8019 Gilley Avenue) only (See attached sketch). Arising out of the discussion on this matter Council referred the matter back to staff for further clarification regarding the feasibility of a "stub" lane, sufficient to provide lane access to 8019 Gilley.

CURRENT SITUATION:

Staff has reevaluated the project and following discussion with Mr. Dockstader of 8019 Gilley, who initiated the original petition, is recommending the construction of a 33 ft. "stub" lane, the minimum required for access, at a total estimated cost of \$4,000. It is further recommended that Mr. Dockstader be charged for the total taxable frontage on both sides at the current rate of \$1 per foot per year for five years, a sum of \$330. This is the equivalent amount, on a prepaid cash basis, which the Corporation would have recovered if the 33 ft. "stub" lane had been constructed under local improvement procedures. Funding for the Corporation's share (\$3,670) of this revised project can be made available from existing funds in the Capital Budget Account - Street and Lane Rehabilitation.

A comparison of the proposed lane improvements as initiated and the recommended "stub" lane is shown in the table below.

Proposed IIP 158.13 ft.
As initiated \$16,500
 \$584.49
 \$202.35

"Stub" Lane to 16 ft.
N of SPL 8019 Gilley

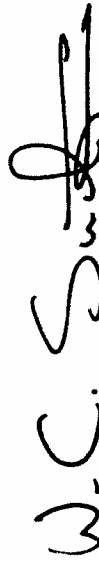
Taxable frontage 33 ft.
Total estimated costs \$4,000
Owners share \$330.
Mr. Dockstader's share \$330.

Staff has discussed the contents of this report with Mr. Dockstader who is in agreement with the proposed charge of \$330.

AAS/

Attach:

cc: Director Finance
Director Administrative and Community Services
Municipal Solicitor
Municipal Clerk


W.C. Sinclair, P. Eng.,
ACTING DIRECTOR ENGINEERING

ITEM 1
 MANAGER'S REPORT NO. 26
 COUNCIL MEETING 89/04/03

10 K 6237 B	6211	6199	6185	6175	6191	6211	6237 B
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CURRAGH AVE. 6425

11 REM 7858	560 7858	13738 7878	13738 7858	13738 7858	13738 7858	13738 7858	13738 7858
2 PLAN 7858	560 7858	13738 7878	13738 7858	13738 7858	13738 7858	13738 7858	13738 7858

6110	6130	6146	6166	6178	6190	6230	6258
1	5	5	5	5	5	5	5
PLAN 6718	PLAN 6718	PLAN 6718	PLAN 6718	PLAN 6718	PLAN 6718	PLAN 6718	PLAN 6718
15272	13908	13908	13908	13908	13908	13908	13908
1190	1190	1190	1190	1190	1190	1190	1190

PORTLAND ST

15167	7958	7958	7958	7958	7958	7958	7958
1	2	2	2	2	2	2	2
PLAN 15167	PLAN 15167	PLAN 15167	PLAN 15167	PLAN 15167	PLAN 15167	PLAN 15167	PLAN 15167

6128	6138	6168	6186	6212	6238	6238	6238
9	10	10	10	10	10	10	10
PLAN 1241	PLAN 1241	PLAN 1241	PLAN 1241	PLAN 1241	PLAN 1241	PLAN 1241	PLAN 1241
1241	1241	1241	1241	1241	1241	1241	1241

MCKEE ST B

141	142	143	144	145	146	147	148
1	2	3	4	5	6	7	8
PLAN 141	PLAN 142	PLAN 143	PLAN 144	PLAN 145	PLAN 146	PLAN 147	PLAN 148

6126	6142	6148	6176	6192	6212	6238	6258
15	15	17	17	20	20	20	20
PLAN 15	PLAN 15	PLAN 17	PLAN 17	PLAN 20	PLAN 20	PLAN 20	PLAN 20
2441	2441	2441	2441	2441	2441	2441	2441

EWART ST

1640	1640	1640	1640	1640	1640	1640	1640
1	1	1	1	1	1	1	1
PLAN 1640	PLAN 1640	PLAN 1640	PLAN 1640	PLAN 1640	PLAN 1640	PLAN 1640	PLAN 1640

6108	6126	6146	6158	6176	6196	6216	6236
15	15	15	15	15	15	15	15
PLAN 15	PLAN 15	PLAN 15	PLAN 15	PLAN 15	PLAN 15	PLAN 15	PLAN 15
1364	1364	1364	1364	1364	1364	1364	1364

Subject Lane as Originally
 Petitioned

Proposed "Stub" Lane

Current Petitioners Against Lane
 Construction

Original Petitioners For Lane
 Construction

