

Item	16
Manager's Report No.	16
Council Meeting	04/06/07

TO: CITY MANAGER **DATE:** 2004 06 01

FROM: DIRECTOR ENGINEERING **FILE:** 35000-30

SUBJECT: CORRESPONDENCE FROM MR. RAMNIKLAL J. THAKRAR OF 6655 IMPERIAL STREET

PURPOSE: To respond to concerns regarding a request for local improvements.

RECOMMENDATION:

1. **THAT** the 6600-6700 blocks of Empress Avenue be included in the 2005 Local Improvement Program as outlined in this report.
2. **THAT** a copy of this report be sent to Mr. Ramniklal J. Thakrar of 6655 Imperial Street, Burnaby, B.C., V5E 1N1

R E P O R T

1.0 INTRODUCTION

At its meeting of 2004 May 17, Council received correspondence from Mr. Ramniklal J. Thakrar of 6655 Imperial Street. Mr. Thakrar was concerned about the delay in implementing a request for local improvements (LIP) in the 6600-6700 blocks of Empress Avenue. This report responds to those concerns.

2.0 BACKGROUND

The City first received a request from a property owner in August, 2000 for local improvement roadworks in the 6600-6700 blocks of Empress Avenue. Mr. Thakrar submitted a follow-up request by e-mail in June, 2001. Mr. Thakrar was informed, as was the original petitioner, that due to the current budgetary constraints and backlog of LIP requests, the summer of 2002 would be the earliest possible date for construction on Empress Avenue. LIP requests are prioritized by receipt date and the backlog is usually in the order of two years.

Where sufficient road right-of-way (ROW) exists, the City would normally complete approved LIP requests to City standards and share final costs with abutting property owners. In the case of Empress Avenue, we did not have the necessary ROW. Nevertheless, Empress Avenue was included in the planning process for the 2002 LIP Construction Program with

the expectation that the ROW negotiations would be successfully concluded in a timely manner. Construction would also be subject to the approval of at least two-thirds of abutting property owners.

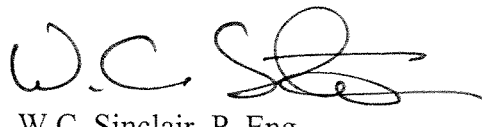
Staff contacted owners of 6641 Sperling Avenue to pursue the necessary property acquisition, as shown on the attached sketch (A). Under current policy, property owners are asked to dedicate the required ROW area at a nominal fee of \$1.00. After on-site meetings and further discussions, we were unable to reach an agreement with the property owner and the project was subsequently withdrawn from the 2002 LIP Construction Program.

The Planning Department later received an application, dated 2002 February 12, to subdivide the same property at 6641 Sperling Avenue. Tentative approval was issued on 2003 April 24. Included in the conditions to complete the subdivision and receive final approval was dedication of ROW and construction of the cul-de-sac on Empress Avenue, as shown on the attached sketch (B).

3.0 CURRENT SITUATION

To date, property owners at 6641 Sperling Avenue have not satisfied conditions of the preliminary subdivision servicing requirements and the file is being held in abeyance. Staff have reviewed Mr. Thakrar's LIP request in light of the non response to the servicing requirements proposal and noting the restriction of not being able to acquire property from 6641 Sperling Avenue. It is feasible to proceed with the Empress Avenue project by providing temporary asphalt curbs in the area of the cul-de-sac bulb abutting 6641 Sperling Avenue. The cul-de-sac would be completed to a final standard at the owners' expense as a condition of subdivision some time in the future.

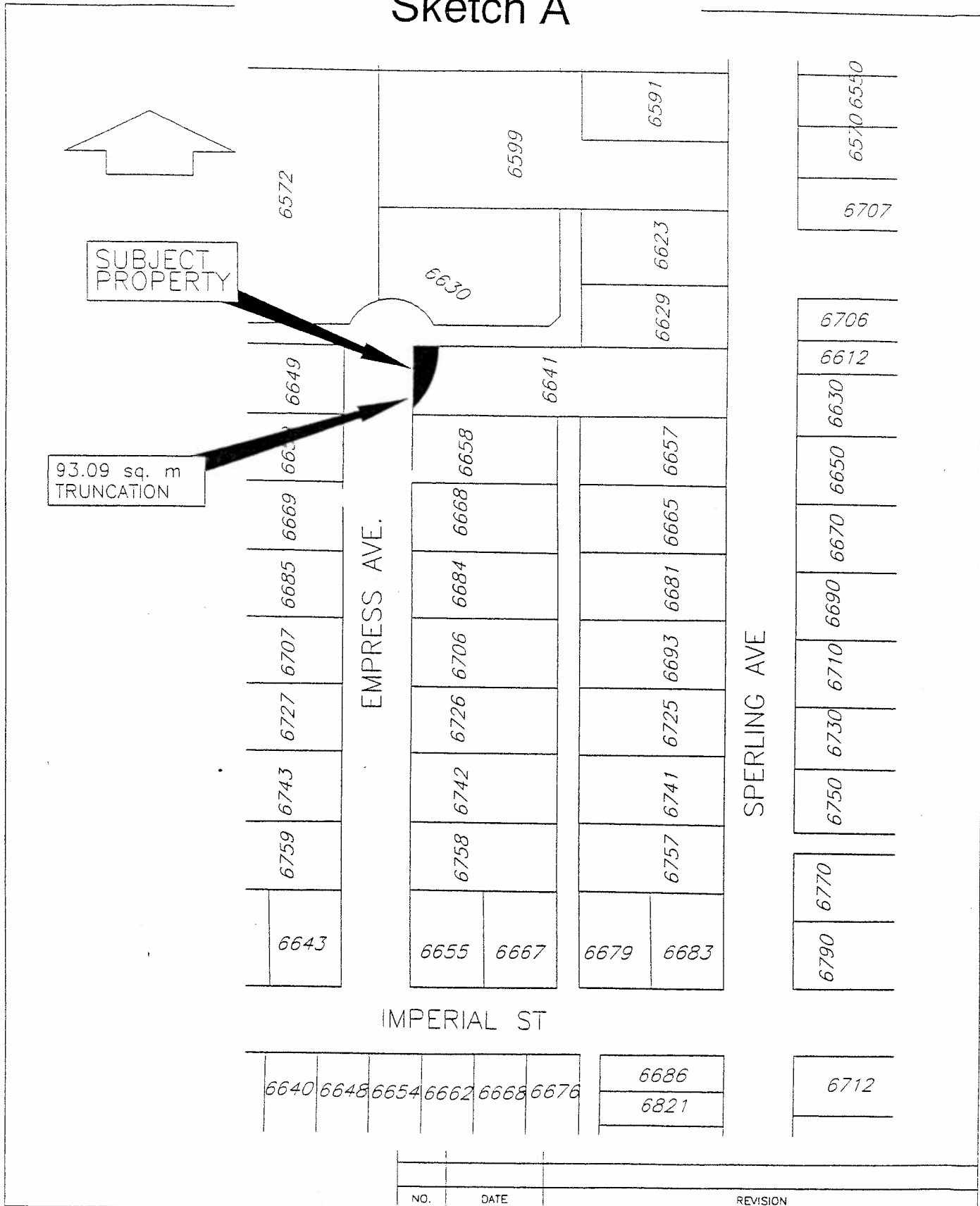
To respond to Mr. Thakrar's request and in order not to further delay the LIP, it is proposed to include 6500/6600 block Empress Avenue in the next available LIP program scheduled for construction in 2005. Subject to Council approval, petitions would be mailed to abutting property owners mid-June 2004 for their approval. Construction, subject to approval, would be tentatively scheduled for early spring of next year.


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

AAS:dh
Attachments

cc: Director Planning & Building

Sketch A



NO.	DATE	REVISION



SUBJECT PROPERTY
6641 SPURLING AVE

DRAWN BY: G.FUNK | SCALE: N.T.S.
APPR'V'D BY: | DATE: 01-11-15

A 572

Sketch B

