



City of Richmond

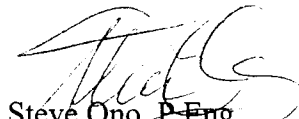
Report to Committee

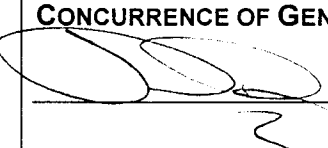
To: Public Works and Transportation Committee
From: Steve Ono, P.Eng.
Director, Engineering
Re: Petition for City Initiated Local Improvement Program (LIP) Project on Odlin Road

To: PW+T - Feb. 19, 2003
Date: January 30, 2003
File: 6190-01

Staff Recommendations

1. That the request for a Council Initiated LIP for road improvements fronting 10380, 10420 / 10440, 10460, and 10480 Odlin Road be denied on the basis that the only eligible property having an unimproved frontage is 10420 / 10440 Odlin Road, and;
2. That the City complete roadwork improvements fronting 10380 Odlin Road, at an estimated cost of \$10,000.00, should 10420 / 10440 Odlin Road follow through with a single lot LIP, and;
3. That the funds for roadwork improvements fronting 10380 Odlin Road be allocated from the 2002 Minor Capital account (40102), and;
4. That the City recover costs for road improvements fronting 10380 Odlin Road in the future should it require rezoning for a different use.


Steve Ono, P.Eng.
Director, Engineering

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

The City received a petition dated January 13, 2003 (see Appendix A) from residents on Odlin Road requesting road improvements to the south side fronting 10380, 10420 / 10440, 10460, and 10480 Odlin Road through a Council initiated LIP (see attached site plan - Appendix B).

Furthermore, the petition states that “most recently there were cases of street racing along this stretch of Odlin Road.”

As noted in the petition’s cover letter, in 1999 and 2000, Mr. Jan Knap requested that the City undertake road improvements fronting 10380, 10420 / 10440, 10460 Odlin Road. Through the Public Works and Transportation Committee, Mr. Knap was advised that he could pursue the road improvements through an LIP. Subsequently, Mr. Knap was unable to generate sufficient interest for the LIP.

The purpose of this report is to summarize staff’s findings and provide a recommendation to Council in response to the January 13, 2003 petition.

Findings of Fact

10380 Odlin Road

This property is owned by a religious organization, the Johrei Fellowship Incorporated. Therefore, in accordance with the Local Government Act, this property is exempt from the LIP process and is therefore not eligible to participate. Roadwork improvements fronting this property along Odlin Road are still required in order to meet the developed urban standard.

10420 / 10440 Odlin Road

This is the only property eligible to participate in an LIP. Frontage improvements are required for this property to meet the developed urban standard. This property is also eligible for re-development.

10460 Odlin Road

This property was recently subdivided and frontage improvements along Odlin Road are pending under servicing agreement number SA 02-215952. Therefore this property is not eligible to participate in an LIP because of current commitments. The developer is responsible for all frontage improvement costs.

10480 Odlin Road

Frontage improvements are complete and no further work is required. As a result this property is not eligible to participate in an LIP.

Street Racing

The City's Transportation Department conducted a traffic study along the 10400 block of Odlin Road in April of 2002. The Study concluded that there was no evidence of street racing along the 10400 block of Odlin Road and no remedial measures were required.

Analysis

Only 10420 / 10440 Odlin Road is eligible to participate in an LIP. Should the owner of 10420 / 10440 Odlin Road, Mr. Jan Knap, proceed with an LIP for the single lot, the only remaining unimproved frontage in the area would be that of 10380 Odlin Road.

Because 10380 Odlin Road is owned by Johrei Fellowship Incorporated, who are exempt from an LIP, they are unlikely to re-develop this property in the near future. Therefore it is in the City's best interest to complete the Odlin Road improvements fronting 10380 because this is the last remaining unimproved stretch of Odlin Road between No. 4 Road and Hall Avenue. The City can seek to recover the road improvement costs in the future should the property require rezoning for redevelopment into residential housing.

Street Racing

With regard to street racing, Transportation staff will conduct a preliminary investigation in conjunction with the RCMP to determine whether there is any evidence of street racing or speeding in the area.

Financial Impact

Staff estimate the construction cost for 10420 / 10440 Odlin Road to be \$20,000. In accordance with a roadworks LIP, the owner will be responsible for the full amount. However, the owner may choose to request that the City front end the cost and repay the City for the principal plus interest over a 15 year period.

Staff estimate the construction cost for 10380 Odlin Road to be \$10,000. Staff propose that this be funded from the City's 2002 Minor Capital and would seek to recover costs in the future should the property require rezoning for redevelopment. (See Appendix C for funding details).

Conclusion

The only property eligible for an LIP is 10420 / 10440 Odlin Road. Therefore should this property proceed with a single lot LIP, staff recommended that the City front end the cost for 10380 Odlin Road frontage.

Robert Gonzalez, P.Eng.
Manager, Engineering Design and Construction
RG:rg

Appendix A
January 13, 2003 Petition



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

January 20, 2003
File: 6360-01

City Clerk's Office
Telephone: (604) 276-4007
Fax: (604) 278-5139

Mr. Jan W. Knap
10420 Odlin Road
Richmond, BC V6X 1E2

Dear Mr. Knap:

Re: Petition – Odlin Road Improvement

This is to acknowledge and thank you for your letter of January 13, 2003, in connection with the above matter.

A copy of your letter has been forwarded to the Mayor and each Councillor for their information. In addition, your letter has been referred to Jeff Day, General Manager, Engineering & Public Works for response. If you have any questions or further concerns at this time, please call Mr. Day at (604) 276-4019.

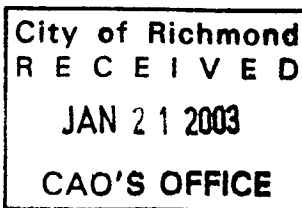
Thank you again for taking the time to make your views known.

Yours truly,

David Weber
Manager, Legislative Services

DW:iem

pc: Mayor and each Councillor (with letter)
Jeff Day, General Manager, Engineering & Public Works



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RICHMOND
Island City, by Nature

PHOTO COPIED
& DISTRIBUTED
DATE: Jan 13/03

Richmond, Jan 13, 2003

pc: GM - Eng. + P.W.
for appropriate response

		IN
	JRM	
✓	DW	D
	KY	
	AS	
	DB	
	WB	

City Council,
Councillor Linda Barnes, Chair
Community Safety Committee,
Councillor Rob Howard, Chair.
Public Works and Transportation Committee,
Mr. Victor Wei, P.Eng.,
Manager, Transportation Planning,
Transportation Dept
6911 No.3 Rd., Richmond, BC. V6Y 2C1

RECEIVED
JAN 17 2003
4:00 PM

6360-01

===== PETITION =====

We, the undersigned, property owners and residents of the Odlin Rd and Odlinwood neighbourhood, are requesting a road improvement along the south side of Odlin Rd. Fronting 10380, 10420, 10440, 10460 and 10480 Odlin Rd. properties to bring it to city standards.

The narrowing in the width of the road in that location(by approximately 3 meters) without any traffic warning, along with parked cars, poor street lighting and the absence of sidewalk pose significant risk particularly for children and elderly and as well for drivers. This situation has existed since early 1990 and the recent development of Odlinwood Subdivision, the establishment, two years ago, of the Turning Point--Drug and Alcohol Recovery Facility, just across from the neglected frontage with increase in population and changes in traffic pattern made the situation worse. Further, most recently there were cases of street racing along this stretch of the rather wide Odlin Rd. from the park to the street dead end to the east, making the situation even more dangerous.

We are advised that Mr.Knap of 10420 Odlin Rd. brought the matter in 1999 and 2000 to the attention of the City Public Works and Transportation Committee and City Engineering staff But was advised that the situation can be dealt with through the Local Improvement Program. Unfortunately, although Mr. Knap was willing to participate in this initiative, the owners of 10460 and 10380 Odlin Rd. properties were not interested.

We are also advised that the local Improvement Program maybe undertaken by City Council on its own initiative.

Therefore we are petitioning City Hall to give further consideration to remedy this situation.

Contact person on behalf of petitioners
Jan W. Knap 10420 Odlin Rd. Phone (604) 278-8407
V6X 1E2

NAME& ADDRESS

PHONE#

SIGNATURE

1. JAN W. KNAP

10420 ODLIN RD

(604) 278-8407

Jan W. Knap



NAME & ADDRESS

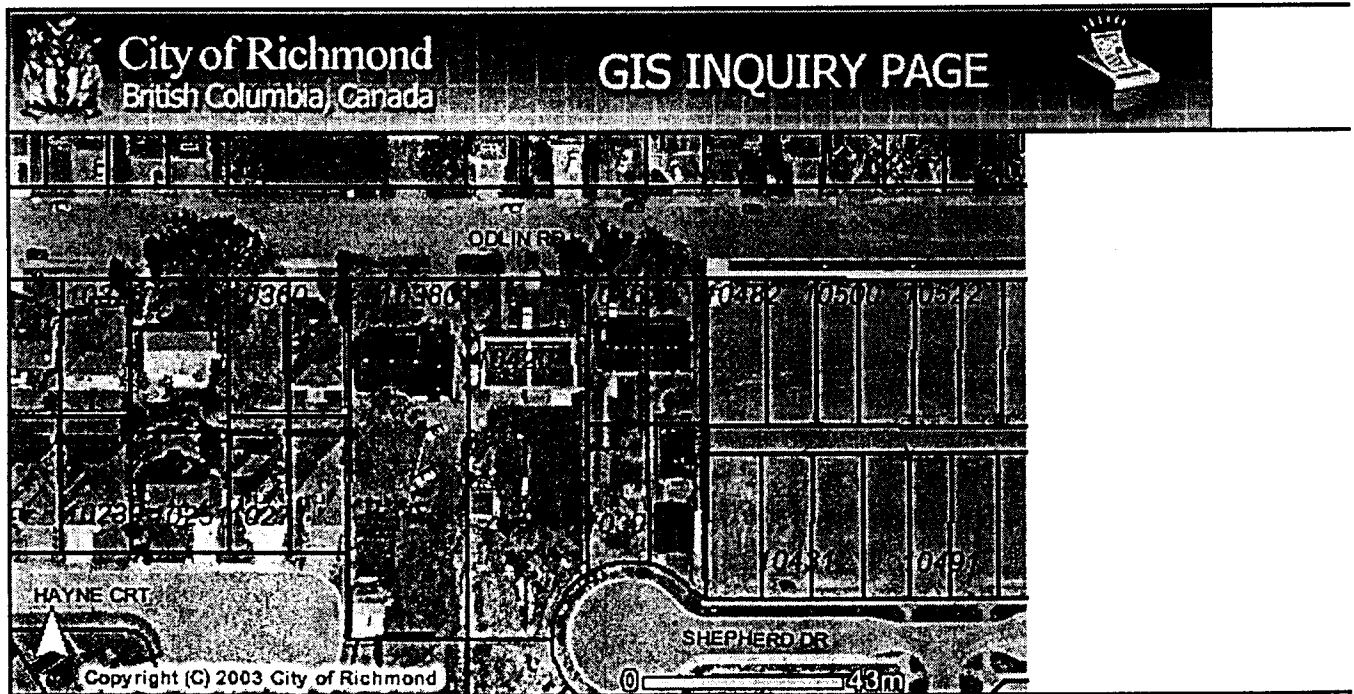
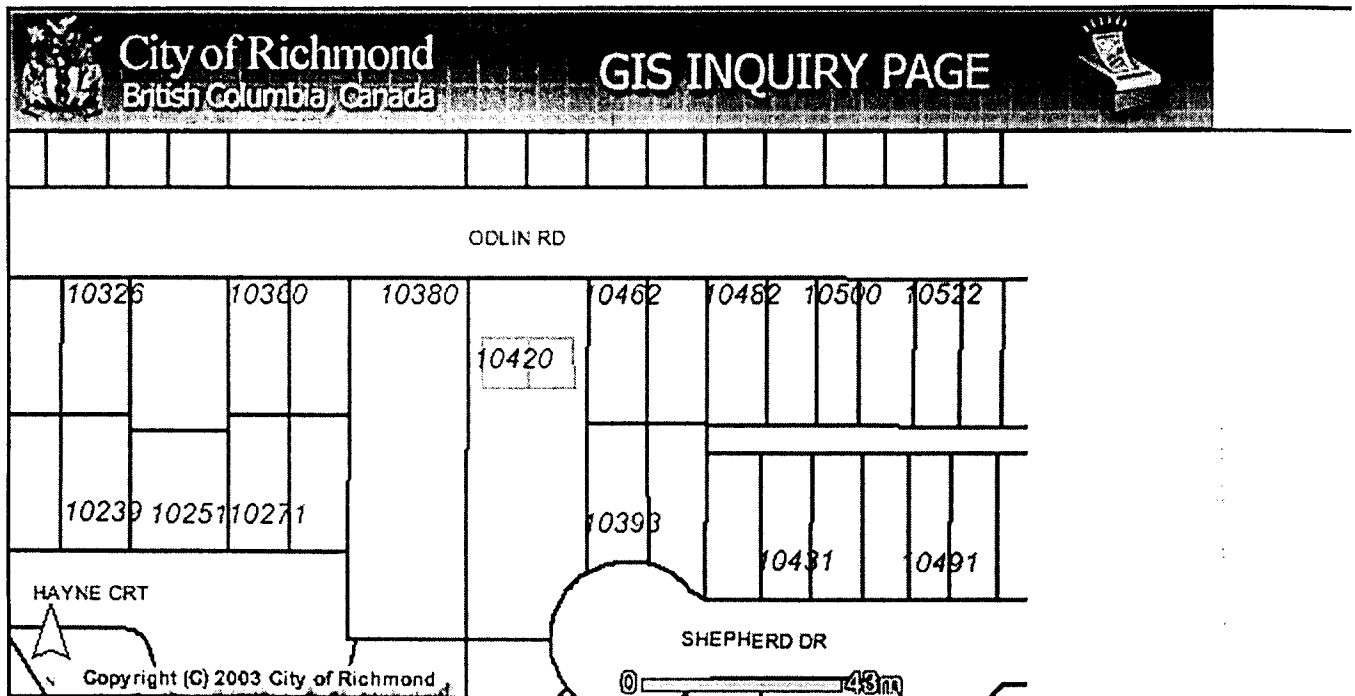
PHONE#

SIGNATURE

	K. KONDO 40 JOHNS F. 10380 ODLIN RD.	(604) 273-0212	K. Kondo
2.	F. Jones " "	"	F. Jones
3.	M. Magdall (M.V. ENG-DAL) TURNING POINT	604 303-6844	M. Magdall
4.	ALBERT C.S. CHOI 10366 ODLIN RD.	604-231-9181	Choi Chung-shu
5.	10451 ODLIN RD CAM HOI LI	(604) 270-2168	Ho Hoi Li
6.	J. Sethi 10455 Odlin Rd Richmond	604-272-0312	J. Sethi
7.	Kevin 10471 Odlin Rd	604 247 0099	Kevin
8.	Alan Chen 10491 Odlin Rd	604 272-2262	Alan Chen
9.	Edward Lee 10531 Odlin	(604) 786-9820	Lee
10.	David LAM 10551 Odlin Rd	(604)-833-8127	David Lam
11.	Mike Sedra 10571 Odlin Rd	604-202-4040	Mike Sedra
12.	Mark Wang	604-306-5020	Wang Mark
13.	Hannah 10500 Odlin Rd, Richmond	604-270-0683	Hannah
14.	Theresa Macdonald 10391 Odlin Rd. Rich	604-278-2488	Theresa Macdonald
15.	EDUARDO SANTOS 10301 ODLIN RD RICHMOND	604-278-0408	E.S.

Appendix B

Site Plan – Odlin Road



Disclaimer

GIS information is provided as a public resource for general information purposes only. The Information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster.

These maps are NOT a legal document, and is published for information and convenience purposes only.

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Appendix C

2002 Minor Capital Funding (40102)

Available Funding	\$82,500
Required Funding for 10380 Odlin Frontage	\$10,000
Remaining Funds	\$72,500