

ITEM	9
MANAGER'S REPORT NO.	46
COUNCIL MEETING	July 5/76

Re: 1976 LOCAL IMPROVEMENT ORNAMENTAL STREET LIGHTING PROGRAM

Following is a report from the Municipal Treasurer on the 1976 Local Improvement Ornamental Street Lighting program.

With reference to project No. 76-063, Willingdon Heights Phase III which is the last entry on the first attachment, the boundaries are as follows:

- South: By lane north of Dundas
- West: Boundary Road
- North: Lane north of Edinburgh Street
- East: Willingdon

The area in question is shown on the attached sketch.

This area as a whole requires lighting because there are no poles on the streets, i.e., all the poles are in lanes. If we were to initiate on the basis of smaller areas, the result could be the installation of lighting in a non-continuous and haphazard manner. The continuity of wiring the components throughout the system and service points also plays an important economic role in this particular development.

The Capital Improvement Program includes the 6700 and 6800 blocks of Lochdale, and also, Monarch - W.P.L. Lot 164 to dead end. These are not included in the Treasurer's report. Lochdale was not included because there is insufficient right-of-way to contain the poles, and Monarch is to be looked after in the Fitzgerald - Monarch - Atlee Subdivision.

RECOMMENDATIONS:

1. THAT the program as submitted be approved; and
2. THAT a rate per front foot of 60¢ annually for each of ten years be approved; and
3. THAT By-Law No. 6828 be amended to include this rate; and
4. THAT the Municipal Clerk be instructed to initiate the works.

\* \* \* \*

TO: MUNICIPAL MANAGER

29 June 1976

FROM: MUNICIPAL TREASURER

File: I52-10

RE: 1976 LOCAL IMPROVEMENT ORNAMENTAL STREET LIGHTING PROGRAM

The following local improvement ornamental street lighting program appears in the 1976 Capital Improvement Program as approved by Council:

1. Salish Court - Bell Avenue to cul-de-sac	\$ 4,500
2. Montclair Street - Dorman Drive to Dorman Drive. Dorman Drive S.P.L. Lot 222 (W.S.) to N.P.L. Lot 226 (W.S.) and S.P.L. Lot 242 (W.S.) to Montecito Drive	10,500
3. Georgia Street - Grove Avenue to deadend north	6,000
4. Roseberry Avenue - Marine Drive to deadend north	4,500
5. Everett Crescent - N.P.L. Lot 211 (W.S.) to Duthie Avenue	7,500
6. Woodway Place - Halifax to Ridgelawn Drive	4,500
7. Willingdon Heights Phase III	<u>352,500</u>
	390,000
Provision for discount and expenses on debenture sale	<u>15,600</u>
	<u>\$405,600</u>

At the time the Burnaby Local Improvement Charges By-law 1976, By-law No. 6828, was drawn, there was not sufficient information available to permit inclusion in the By-law of a rate for ornamental street lighting projects. Now that the

program is on hand, the By-law must be amended before the works may be initiated.

The frontage tax rules for street works are that full frontages are taxable except for odd size lots which must be treated pursuant to Section 415(5) of the Municipal Act which reads:

"Where a frontage tax is levied on

- (a) a triangular or irregularly shaped parcel of land; or
- (b) a parcel of land wholly or in part unfit for building purposes; or
- (c) a parcel of land which does not abut on the work or highway but is nevertheless deemed to abut on the work or highway, as the case may be; or
- (d) a parcel of land which not only abuts on a sewer but is also traversed by the sewer,

the taxable foot-frontage shall be the number of feet fixed by the Assessor, who, in fixing the number of feet, shall have due regard to the condition, situation, value, and superficial area of the parcel as compared with other parcels of land, or to the benefit derived from the work or service, so as to bring the frontage tax, when imposed, to a fair and equitable basis."

and except for corner lots for which the following rules have been approved by Council and are included in the Charges By-law:

- "(a) where a parcel of land is situated at the junction or intersection of highways and the work or service is provided on or along more than one side of the parcel, the taxable foot-frontage shall be the actual foot-frontage of the shortest of the two frontages plus 25% of the actual frontage of the longer of the two frontages;
- (b) where a parcel of land is situated at the junction or intersection of highways and the work is provided on or along the longer of the two frontages of the parcel, the taxable foot-frontage shall be the actual foot-frontage of the shortest of the two frontages;
- (c) where a similar work or service payable by special charges has previously been provided on or along one side of a parcel, the taxable foot-frontage shall be 25% of the actual frontage of the longer of the two frontages;
- (d) where the frontage of a parcel of land abutting the works is less than five feet, the taxable frontage shall be established at five feet."


As with the street construction programs, it is recommended that benefiting owners pay one-half the annual cost of retiring the debt created for the purpose. The rate so calculated is 60¢ per front foot annually for each of ten years. This compares with a rate of 55¢ in 1975.

In this connection, attached is the report required pursuant to Section 601 of the Municipal Act.

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RECOMMENDATIONS:

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2. THAT a rate per front foot of 60¢ annually for each of ten years be approved; and
3. THAT By-law No. 6828 be amended to include this rate; and
4. THAT the Municipal Clerk be instructed to initiate the works.

  
MUNICIPAL TREASURER

BM:ep  
Attach.


cc. Municipal Clerk  
Municipal Solicitor  
Director of Planning  
Municipal Engineer  
Municipal Manager

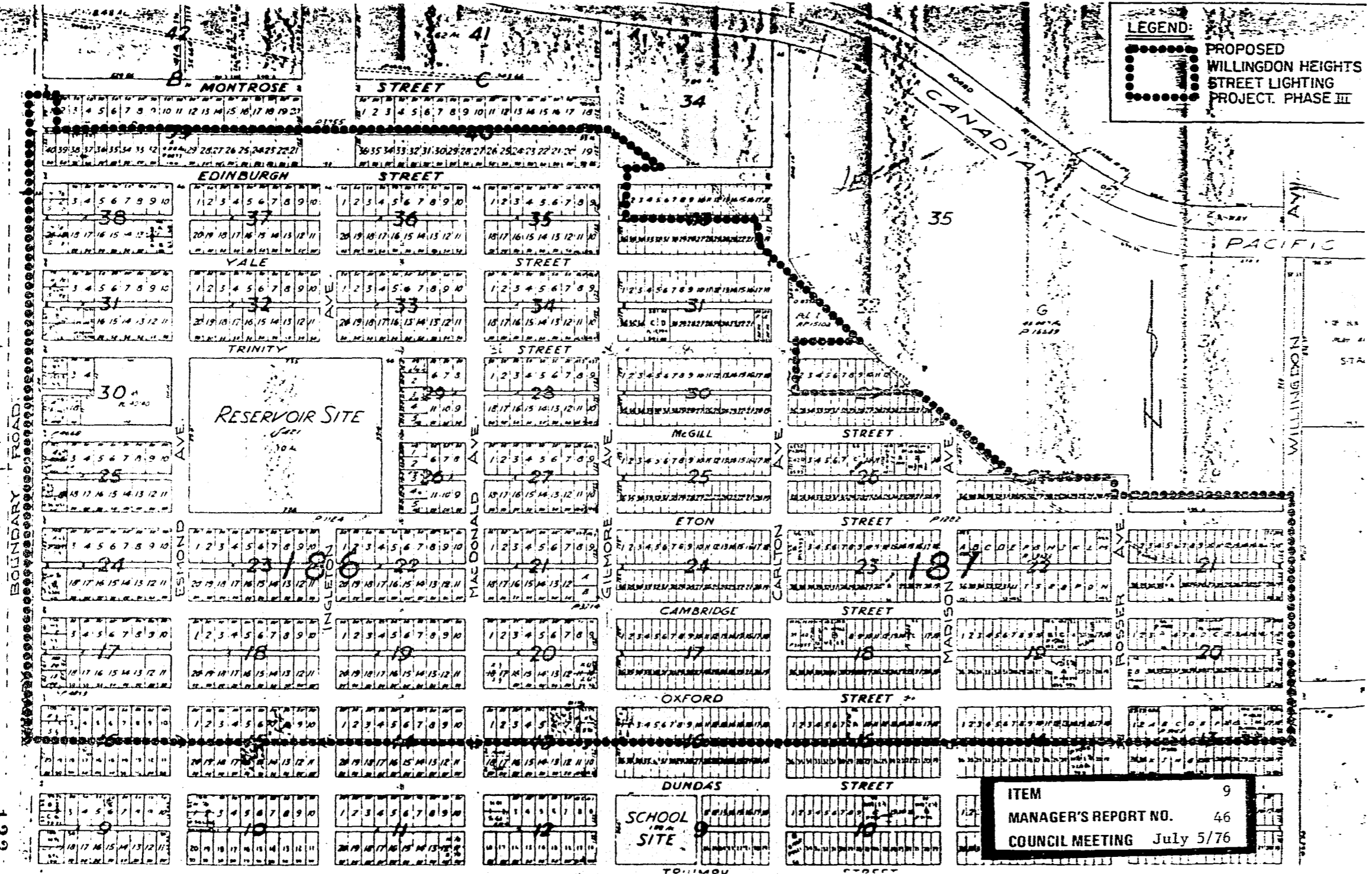
THE CORPORATION OF THE DISTRICT OF BURNABY  
LOCAL IMPROVEMENT COST REPORT PER SECTION 601, MUNICIPAL ACT

<u>Project No.</u>	<u>Location of Work</u>	<u>Taxable foot frontage</u>	<u>Actual foot frontage</u>	<u>Estimated Cost</u>	<u>Owners' Estimated Cost</u>
76-057	Salish Court from Bell Avenue to cul-de-sac	742.62	856.11	\$ 4,500	\$ 2,666
76-058	Montclair Street from Dorman Drive to Dorman Drive. Dorman Drive S. P.L. Lot 222 (W.S.) to N. P.L. Lot 226 (W.S.) to S. P.L. Lot 242 (W.S.) to Montecito Drive	1,886.43	2,451.80	10,500	6,772
76-059	Georgia Street from Grove Avenue to deadend north	1,585.36	1,683.93	6,000	5,691
76-060	Roseberry Avenue from Marine Drive to deadend north	654.12	759.52	4,500	2,348
76-061	Everett Crescent from N. P.L. Lot 211 (W.S.) to Duthie Avenue	1,117.02	1,256.28	7,500	4,010
76-062	Woodway Place from Halifax Street to Ridgelawn Drive.	249.70	466.91	4,500	896
76-063	Willingdon Heights Phase III	<u>50,193.02</u>	<u>66,366.88</u>	<u>352,500</u>	<u>180,193</u>
				390,000	
	Provision for discount and expenses on debenture sale			<u>15,600</u>	
		<u>56,428.27</u>	<u>73,841.43</u>	<u>405,600</u>	<u>202,576</u>

Estimated lifetime of works: 20 years  
 Lifetime of levy: 10 years  
 Annual levy per taxable front foot: 60¢

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**LEGEND:**  
 PROPOSED WILLINGDON HEIGHTS STREET LIGHTING PROJECT. PHASE III



122

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