

ITEM 18 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1978 01 16

Re: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM 1978
(Item 17, Manager's Report No. 4, 1978 01 16)

Attached is an amended report from the Municipal Treasurer regarding a 1978 Local Improvement Street Improvement Program. The report which this supersedes is Item 17, Report No. 4, pages 163 - 174 inclusive which appears on the agenda for the 1978 01 16 meeting of Council.

RECOMMENDATIONS:

1. THAT the original report as submitted and which appears on the Council agenda of 1978 January 16 be withdrawn, and that the following report be substituted therefor; and
2. THAT Council approve the inclusion of storm sewers in the local improvements, where required, as a charge to the Corporation; and
3. THAT Council approve the inclusion of ornamental streetlights in local improvements involving streets 46 feet in width, as a charge to the Corporation; and
4. THAT Council affirm the frontage taxes shown herein, and instruct that a by-law to amend Burnaby Local Improvement Charges By-law 1976, By-Law No. 6828, be brought down, and
5. THAT Council adopt the Section 601 report attached; and
6. THAT Council instruct the Municipal Clerk to initiate the program as approved.

* * * * *

78 01 16

File: I52-8

TO: MUNICIPAL MANAGER


FROM: MUNICIPAL TREASURER

RE: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM 1978

It has come to my attention that local improvement projects Nos. 77-035, 77-053 and 77-455 are not properly described in the cost report. This causes the taxable front footage of one of the projects to change and, in turn, the owners' share of the cost causes the description of works for by-law purposes to be changed in two cases. Under the circumstances, the entire report has been retyped and the changes are shown marked with an *.

RECOMMENDATION

1. THAT the original report as filed be withdrawn from the Council agenda of 1978 January 16 and that the attached report be substituted therefor.


MUNICIPAL TREASURER

BM:gw
Attach.

cc: Municipal Clerk
Municipal Solicitor
Municipal Engineer
Director of Planning

RE: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM 1978

The following is a report from the Municipal Treasurer re the above.

176

With respect to the impact on taxes as a result of the borrowing for local improvements, the Treasurer has addressed himself to this question on pages 166 and 167. It must be kept in mind that the full increase is not likely to come into effect for two years. The example that he has shown on page 167 assumes the full impact in one year, which of course is not what actually happens.

RECOMMENDATIONS

1. THAT Council approve the inclusion of storm sewers in the local improvements, where required, as a charge to the Corporation; and
2. THAT Council approve the inclusion of ornamental street lights in local improvements involving streets 46 feet in width, as a charge to the Corporation; and
3. THAT Council affirm the frontage taxes shown herein, and instruct that a by-law to amend Burnaby Local Improvement Charges By-law 1976, By-law No. 6828, be brought down; and
4. THAT Council adopt the Section 601 report attached; and
5. THAT Council instruct the Municipal Clerk to initiate the program as approved.

* * * * *

78 01 16

File: I52-8

TO: MUNICIPAL MANAGER

FROM: MUNICIPAL TREASURER

RE: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM 1978

Attached is a cost report re the above, prepared in accordance with Section 601 of the Municipal Act.

In accordance with Council policy, the owners' share of the cost of this program has been calculated at 60% of the cost of providing 28 feet of pavement, curbing or curbwalks, as the case may be, irrespective of the actual width of a street, plus the planting of trees as required, with the Corporation bearing the balance of the cost.

This year there are two additional items of cost contained in the program for which the cost is shown as being the Corporation's responsibility. The first is drainage, where required.

Except in subdivisions, it is the policy of Council that storm drainage be provided at no special charge to affected property owners. For many years the cost of this work formed part of the local improvement process. However, in 1958, Section 253 of the Municipal Act was amended to permit money to be borrowed for drainage works in the same manner that it was possible to borrow money for water and sanitary sewers - without a vote of the electorate. As a large proportion of the local improvement works

-2-

were being approved by affected property owners and as it was advantageous to construct drainage works a year in advance of the street works to permit roadbed stabilization, Council adopted the practice of enacting an annual by-law for drainage works pursuant to Section 253 of the Municipal Act, repayable over 20 years, as compared with 15 years in local improvements. This was successful. While drainage works were indeed constructed on streets on which the local improvement initiatives were subsequently defeated, they were few in number.

During the last several years, with owners on the earlier programs paying 50%, and on the later programs 60% of the cost of the work, more than a third of the programs have been defeated. As a consequence, we have held up the construction of drainage works until the content of the local improvement program, as accepted by benefiting owners, becomes known. This means that the list of works envisioned for the last several drainage by-laws has had to be amended to a considerable degree.

These changes have been filed with Council from time to time.

Under the circumstances, it is recommended that we revert to our earlier practice, i.e. include drainage works as part of local improvement street programs. Additionally, it will be necessary from time to time to bring down drainage by-laws to cover those works which cannot form part of local improvement street programs. Generally, these are works in ravines, in easements and on streets which cannot, for some reason, form part of a local improvement street improvement program.

The second new item of cost is the inclusion of ornamental street lighting projects on streets 46 feet in width. For many years it has been the policy of Council to provide this lighting on streets of 46 feet in width as a charge to the general revenue annual budget. Now that more and more of these street widths are being improved as local improvements, it would lessen the cost to annual budgets if lighting was included in the local improvements. It is so recommended.

Frontage rules, for assessing costs to benefiting owners, as approved by Council, are:

- (i) 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;
- (ii) 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;
- (iii) 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;
- (iv) 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.

The costs of the projects may be analysed as follows:

Owners' share of works - limited to costs on streets of 28' in width	\$1,816,981	178
Corporation's share of works - limited to costs on streets of 28' in width	\$1,221,897*	
Costs of construction of those portions of street widths in excess of 28' chargeable to the Corporation	542,122	
Drainage costs chargeable to the Corporation	920,415	
Ornamental lighting costs chargeable to the Corporation	<u>105,000</u>	
Total Corporation share	<u>\$2,789,434*</u>	
Total program cost	<u>\$4,606,415</u>	

In this connection, it will be necessary to repeal the relevant sections of Burnaby Local Improvement Charges By-law 1976, By-law No. 6828, and enact a new by-law to establish frontage rates as follows:

28' pavement with curbs and gutters both sides and trees as required	\$3.17
28' pavement with curbs and gutters both sides, storm sewers and trees as required	3.17
28' pavement with 5' curbswalks both sides and trees as required	3.54
28' pavement with 5' curbswalks both sides, storm sewers and trees as required	3.54
28' pavement with curbs and gutters one side, 5' curbswalks on the other side, storm sewers and trees as required	3.17 curb side 3.54 walk side
36' pavement with 5' curbswalks both sides, storm sewers and trees as required	3.54
* 36' pavement, flaring at one intersection inclusive of a traffic island, with curbs and gutters both sides and trees as required	3.17
* 36' pavement with flaring to 46' at one intersection with curbs and gutters both sides and trees as required	3.17
36' pavement with 5' curbswalks both sides and trees as required	3.54
36' pavement with flaring to 42' at one intersection, with 5' curbswalks on both sides and trees as required	3.54
46' pavement with curbs and gutters both sides, ornamental street lighting and trees as required	3.17
46' pavement with curbs and gutters both sides, ornamental street lighting, storm sewers and trees as required	3.17
46' pavement with curbs and gutters both sides, 5.5' abutting walks both sides, ornamental street lighting, storm sewers and trees as required	3.17 curb side 3.54 walk side
4' separated sidewalks	1.91
Curb one side only	1.00

These rates are 5% higher than those in effect in 1977.

Recently, a member of Council asked for an indication of the impact on the mill rate of the cost of new borrowings at the time a borrowing is before Council for approval. The difficulty in providing this information is that it is a year or two before the impact of new borrowing affects the tax levy. The reason for this is that the money is borrowed six months to a year following the date of passage of the authority to borrow and the first year's payment may only be a six months interest charge, rather than a full year's principal and interest charge. Nevertheless, statements can be drawn to indicate what the effect of new borrowing would be if the current year's operations had to bear the full cost of the carrying charges of the debt to be created.

The following is such a statement as it affects the local improvement debt shown above:

Outstanding Debt

Total general purposes debt 1977 December 31		\$39,271,768
Add: proposed local improvement borrowing (see Note #1)		<u>4,675,000</u>
Total (see Note #2)		<u>\$43,946,768</u>

Carrying Charges

1. Principal and interest per 1978 provisional budget	\$5,447,338	
2. Add: anticipated carrying charges on unfunded debt	<u>93,648</u>	\$ 5,540,986
3. Deduct: estimated portion borne by local taxpayers as a frontage tax		<u>1,111,529</u>
		4,429,457
4. Add: anticipated carrying charges on proposed borrowing	597,201	
5. Deduct: estimated portion borne by local taxpayers as a frontage tax	<u>236,386</u>	<u>360,815</u>
Estimated total carrying charges applicable to general tax levy		<u>\$ 4,790,272</u>

NOTE #1: The construction cost of the program concerned is estimated at \$4,606,415. To this has been added \$68,585 provision for discount and expenses on the sale of bonds, bringing the total amount to be borrowed to \$4,675,000.

NOTE #2: Debt payable in U.S. dollars has been reflected on the basis that \$1 U.S. equals \$1 Canadian.

Debt payable in U.S. dollars is	\$10,899,407
The rate of exchange now is	\$1.0983
The Canadian dollar equivalent of U.S. dollar debt is	\$11,970,819

This shows an annual estimated increase in carrying charges of \$360,815. In 1977, only 53% of the local improvement street works that were initiated were accepted by the benefiting owners. If this rate of passage occurs with the program on hand, the annual carrying charges will approximate \$191,232. This represents .32 mills in 1978 taxation. A mill in 1978, subject to confirmation by the Court of Revision, is worth \$595,993.

If the 1977 tax levy had been made on the new assessment base, the mill rate for general purposes would have been 45 mills. This indicates that if the new debt levies had applied in 1977, they would have required an increase in the mill rate of .7%.

In the ordinary course of events, this report would show measurements in metrics. However, because the workload in the office of the Area Assessor has been very large during the past four months due to the revision of realty assessments, the local improvement assessment roll was given a low priority and has just come down. Rather than lose more time in converting to metrics, the report is being brought down showing all measurements in feet. The reports on future programs should be shown in metrics.

RECOMMENDATIONS

1. THAT Council approve the inclusion of storm sewers in the local improvements, where required, as a charge to the Corporation; and
2. THAT Council approve the inclusion of ornamental street lights in local improvements involving streets 46 feet in width, as a charge to the Corporation; and
3. THAT Council affirm the frontage taxes shown herein, and instruct that a by-law to amend Burnaby Local Improvement Charges By-law 1976, By-law No. 6828, be brought down; and
4. THAT Council adopt the Section 601 report attached; and
5. THAT Council instruct the Municipal Clerk to initiate the program as approved.


MUNICIPAL TREASURER

BM:gw
Attach.

cc: Municipal Clerk
Municipal Engineer
Municipal Solicitor
Director of Planning

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>Length in Feet</u>	<u>Taxable Foot Frontage</u>	<u>Actual Foot Frontage</u>	<u>Estimated Cost</u> \$	<u>Owners' Estimated Cost</u> \$	<u>Frontage Tax Rate</u> \$
	<u>28' pavement with curbs and gutters on both sides and trees as required</u>						
77-021	Strathearn Avenue from Portland Street to Carson Street	770	1,227.39	1,340.89	47,740	28,770	3.17
77-022	Kitchener Street from Carleton Avenue to Madison Avenue	725	1,396.93	1,430.98	44,950	32,744	3.17
77-023	Fairlawn Drive from Brentlawn Drive to lane south of Brentlawn Drive	150	61.00	248.14	9,300	1,430	3.17
77-025	McKee Street from Strathearn Avenue to Edson Avenue	700	1,039.46	1,288.35	43,400	24,365	3.17
77-028	Carson Street from Strathearn Avenue to E.P.L. Lot 7, Block 33	390	539.48	706.85	24,180	12,645	3.17
77-029	Jubilee Avenue from Imperial Street to Irmin Street	2,210	3,425.96	3,964.70	137,020	80,304	3.17
77-031	Thurston Street from Smith Avenue to cul-de-sac at Boundary Road	<u>810</u>	<u>1,401.69</u>	<u>1,607.81</u>	<u>50,220</u>	<u>32,856</u>	3.17
		<u>5,755</u>	<u>9,091.91</u>	<u>10,587.72</u>	<u>356,810</u>	<u>213,114</u>	
	<u>28' pavement with curbs and gutters on both sides, storm sewers and trees as required</u>						
77-024	Fifteenth Avenue from First Street north to cul-de-sac	460	1,078.40	1,003.99	38,520	25,278	3.17
77-026	Union Street from Alpha Avenue to Beta Avenue	600	1,187.94	1,188.27	61,200	27,845	3.17
77-027	Rugby Street from Canada Way to cul-de-sac south of Canada Way	1,000	1,855.51	2,030.96	100,400	43,493	3.17

ITEM 18 (SUPPLEMENTARY)
 MANAGER'S REPORT NO. 4
 COUNCIL MEETING 1970 01 16

<u>Project No.</u>	<u>Location of Work</u>	<u>Length in Feet</u>	<u>Taxable Foot Frontage</u>	<u>Actual Foot Frontage</u>	<u>Estimated Cost</u> \$	<u>Owners' Estimated Cost</u> \$	<u>Frontage Tax Rate</u> \$
	<u>28' pavement with curbs and gutters on both sides, storm sewers and trees as required (cont'd)</u>						
77-030	Martin Street from Noel Drive to Pritchard Avenue	280	470.04	470.77	28,560	11,018	3.17
77-032	Grant Street from Kensington Avenue east to E.P.L of Lot 206	580	1,146.52	1,146.52	59,160	26,875	3.17
77-033	Brandon Street from Inman Avenue to Smith Avenue	890	1,194.30	1,784.77	90,780	27,994	3.17
		<u>3,810</u>	<u>6,932.71</u>	<u>7,625.28</u>	<u>378,620</u>	<u>162,503</u>	
	<u>28' pavement with 5' curbswalks both sides and trees as required.</u>						
77-034	Fairlawn Drive from Midlawn Drive to Brentlawn Drive.	300	133.39	475.65	21,000	3,487	3.54
77-035 *	Pritchard Avenue from Casewell Street to Martin Street	240	339.94	460.00	16,800	8,886	3.54
77-036	First Street from Nineteenth Avenue to Wedgewood Street	340	588.37	657.20	23,800	15,380	3.54
77-038	Grove Avenue from Frances Street to Curtis Street	1,350	1,660.56	2,304.24	94,500	43,407	3.54
77-041	Manor Street from Westminster Avenue to Douglas Road	2,500	4,477.54	4,584.01	175,000	117,043	3.54
77-044	Hardwick Street from Royal Oak Avenue to Douglas Road	1,700	2,760.82	3,280.38	119,000	72,168	3.54
		<u>6,430</u>	<u>9,960.62</u>	<u>11,761.48</u>	<u>450,100</u>	<u>260,371</u>	
	<u>28' pavement with 5' curbswalks both sides, storm sewers and trees as required</u>						
77-037	Brandon Street from Inman Avenue to Patterson Avenue	500	756.57	991.33	55,000	19,777	3.54

ITEM 18 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1976 01 16

Project No.	Location of Work	Length in Feet	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost	Owners' Estimated Cost	Frontage Tax Rate
					\$	\$	\$
	28' pavement with 5' curbswalks both sides, storm sewers and trees as required						
77-039	Georgia Street from Willingdon Avenue to Delta Avenue	2,570	4,778.40	4,752.90	202,300	124,907	3.54
77-040	MacDonald Avenue from Kincaid Street to Fir Street	1,260	1,501.21	2,057.90	140,200	39,241	3.54
77-042	Dominion Street from Westminster Avenue to Douglas Road	2,590	4,849.30	4,987.04	242,100	126,761	3.54
77-043	Norfolk Street from Westminster Avenue to Douglas Road	2,650	4,806.38	5,093.98	248,900	125,639	3.54
77-045	Royal Oak Avenue from Laurel Street to Manor Street	<u>1,250</u>	<u>1,043.23</u>	<u>1,945.63</u>	<u>137,500</u>	<u>27,270</u>	3.54
		<u>10,820</u>	<u>17,735.09</u>	<u>19,828.78</u>	<u>1,026,000</u>	<u>463,595</u>	
	28' pavement with curb and gutter one side, 5' curbswalk other side, storm sewers and trees as required						
77-047	MacDonald Avenue from William Street to Kitchener Street - curb west side, C-WS curbswalk east side CW-ES	600	423.19 264.00	568.69 594.00	63,600	9,920 6,901	3.17 3.54
77-048	Kincaid Street from MacDonald Avenue to E.P.L of Lot 39 - curb north side, curbswalk south side C-NS CW-SS	640	482.32 517.56	623.48 601.56	67,440	11,306 13,529	3.17 3.54
77-049	Laurel Street from Royal Avenue to Douglas Road - curb north side, curbswalk south side C-NS CW-SS	<u>1,640</u>	<u>1,421.48</u> <u>1,445.44</u>	<u>1,568.13</u> <u>1,618.94</u>	<u>173,240</u>	<u>33,319</u> <u>37,784</u>	<u>3.17</u> <u>3.54</u>
		<u>2,880</u>	<u>4,553.99</u>	<u>5,574.80</u>	<u>304,280</u>	<u>112,759</u>	

ITEM 10 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1970 01 16

<u>Project No.</u>	<u>Location of Work</u>	<u>Length in Feet</u>	<u>Taxable Foot Frontage</u>	<u>Actual Foot Frontage</u>	<u>Estimated Cost</u> \$	<u>Owners' Estimated Cost</u> \$	<u>Frontage Tax Rate</u> \$
	<u>36' pavement with 5' curbwalk both sides, storm sewers and trees as required</u>						
77-046	Bond Street from Sussex Avenue to Elsom Avenue	760	1,057.71	1,367.64	83,200	27,649	3.54
77-050	Burke Street from Boundary Road to Smith Avenue	790	1,068.87	1,438.65	93,220	27,940	3.54
77-051	Burke Street from Smith Avenue to Inman Avenue	890	1,260.54	1,730.86	105,020	32,950	3.54
		<u>2,440</u>	<u>3,387.12</u>	<u>4,537.15</u>	<u>281,440</u>	<u>88,539</u>	
	<u>36' pavement with curbs and gutters both sides as required</u>						
77-053 *	Westminster Avenue from Canada Way to Manor Street flaring at Canada Way inclusive of traffic island	950	711.51	1,559.34	66,500	16,678	3.17
77-054	Rumble Street from Roslyn Avenue to McPherson Avenue - flare to 46' at Roslyn Avenue	580	1,332.63	1,332.18	40,600	31,237	3.17
		<u>1,530</u>	<u>2,044.14</u>	<u>2,891.52</u>	<u>107,100</u>	<u>47,915</u>	
	<u>36' pavement with 5' curbs both sides and trees as required</u>						
77-052	Humphries Avenue from Edmonds Street to Sixteenth Avenue	1,090	1,018.48	1,770.66	97,800	26,623	3.54
	<u>36' pavement flaring to 42' at Hastings intersection with curbs both sides and trees as required</u>						
77-055 *	Grove Avenue from Hastings Street to Frances Street, curbwalk east side Francis to lane south of Hastings, curbwalk west side Hastings to Francis	400	553.16	663.26	31,200	14,460	3.54

ITEM 18 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1978 01 16

Project No.	Location of Work	Length in Feet	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost \$	Owners' Estimated Cost \$	Frontage Tax Rate \$
	<u>46' pavement with curbs and gutters both sides, ornamental street lighting and trees as required</u>						
77-056	Dawson Street from Willingdon Avenue to Beta Avenue	1,240	1,724.20	2,338.48	124,000	40,415	3.17
77-062	Rumble Street from Royal Oak Avenue to Roslyn Avenue	580	1,069.32	1,148.55	58,000	25,065	3.17
		<u>1,820</u>	<u>2,793.52</u>	<u>3,487.03</u>	<u>182,000</u>	<u>65,480</u>	
	<u>46' pavement with curbs and gutters both sides, ornamental street lighting, storm sewers and trees as required</u>						
77-057	Juneau Street from Rosser Avenue to Willingdon Avenue	600	1,083.86	1,132.83	84,000	28,332	3.17
77-058	Still Creek Avenue from Gilmore Avenue to W.P.L. of Lot 2	1,350	2,317.83	2,461.10	297,200	60,588	3.17
77-059	Goring Street from Douglas Road to Holdom Avenue	1,370	2,476.91	2,747.85	242,320	64,746	3.17
77-060	Eighteenth Street from Fourteenth Avenue to Tenth Avenue	1,660	2,312.80	3,298.82	225,200	60,457	3.17
77-061	Madison Avenue from Lougheed Highway to cul-de-sac south of Dawson Street	1,290	1,566.09	2,439.34	209,640	40,938	3.17
		<u>6,270</u>	<u>9,757.49</u>	<u>12,079.94</u>	<u>1,058,360</u>	<u>255,061</u>	
	<u>46' pavement with curbs and gutters both sides, 5.5' abutting walks both sides, ornamental street lighting, storm sewers and trees as required</u>						
77-063	Rosser Avenue from Lougheed Highway to center line of Juneau Street	990	1,188.33	1,698.34	148,880	31,063	3.54

ITEM 10 (SUPPLEMENTARY)
 MANAGER'S REPORT NO. 4
 COUNCIL MEETING 1976 01 16

Project No.	Location of Work	Length in Feet	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost \$	Owners' Estimated Cost \$	Frontage Tax Rate \$
	46' pavement with curbs and gutters both sides, 5.5' abutting walk on one side, ornamental street lighting, storm sewers and trees as required						
77-064	Springer Avenue from Douglas Road to Lougheed Highway - abutting walk east side	WS ES 650	537.86 661.18	604.87 641.27	94,500	12,607 17,283	3.17 3.54
		650	1,199.04	1,246.14	94,500	29,890	
	4' separated sidewalks						
77-065	Ingleton Avenue from Oxford Street to Cambridge Street - west side	265	100.00	100.00	5,565	1,413	1.91
77-066	Rumble Street from Royal Oak Avenue to McPherson Avenue - south side	1,230	1,170.50	1,170.05	25,830	16,539	1.91
77-067	Brandon Street from W.P.L. of Lot 12, Blk "C" to Smith Avenue - north side	530	402.40	468.50	11,130	5,686	1.91
77-068	Jubilee Avenue from lane south of Victory Street to Irmin Street - east side	790	541.60	701.20	16,590	7,653	1.91
77-068	Jubilee Avenue from Irmin Street to Watling Street - west side	260	141.78	244.30	5,460	2,003	1.91
77-069	Union Street from Alpha Avenue to Beta Avenue - south side	600	594.00	594.00	12,600	8,393	1.91
77-070	Westminster Avenue from lane north of Canada Way to Manor Street - east side	450	145.51	582.10	9,450	2,056	1.91
		4,125	3,095.79	3,860.15	86,625	43,743	

ITEM 18 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1978 01 16

<u>Project No.</u>	<u>Location of Work</u>	<u>Length in Feet</u>	<u>Taxable Foot Frontage</u>	<u>Actual Foot Frontage</u>	<u>Estimated Cost</u> \$	<u>Owners' Estimated Cost</u> \$	<u>Frontage Tax Rate</u> \$
	<u>Curb one side only</u>						
77-071	Charles Street - Lots 251 and 252, D.L. 129, Plan 28668 - north side	132	131.99	131.99	2,700	1,865	1.00
	TOTAL COST	49,142	73,443.38*	87,744.24*	4,606,415	1,816,981*	
	Estimated lifetime of works:	20 years					
	Number of years of levy:	15 years					

ITEM 18 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 2
COUNCIL MEETING 1970 01 16

ITEM	17
MANAGER'S REPORT NO.	4
COUNCIL MEETING	1978 01 16

RE: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM 1978

The following is a report from the Municipal Treasurer re the above.

With respect to the impact on taxes as a result of the borrowing for local improvements, the Treasurer has addressed himself to this question on pages 166 and 167. It must be kept in mind that the full increase is not likely to come into effect for two years. The example that he has shown on page 167 assumes the full impact in one year, which of course is not what actually happens.

RECOMMENDATIONS

1. THAT Council approve the inclusion of storm sewers in the local improvements, where required, as a charge to the Corporation; and
2. THAT Council approve the inclusion of ornamental street lights in local improvements involving streets 46 feet in width, as a charge to the Corporation; and
3. THAT Council affirm the frontage taxes shown herein, and instruct that a by-law to amend Burnaby Local Improvement Charges By-law 1976, By-law No. 6828, be brought down; and
4. THAT Council adopt the Section 601 report attached; and
5. THAT Council instruct the Municipal Clerk to initiate the program as approved.

* * * * *

TO: MUNICIPAL MANAGER

78 01 10

File: I52-8

FROM: MUNICIPAL TREASURER

RE: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM 1978

Attached is a cost report re the above, prepared in accordance with Section 601 of the Municipal Act.

In accordance with Council policy, the owners' share of the cost of this program has been calculated at 60% of the cost of providing 28 feet of pavement, curbing or curbwalks, as the case may be, irrespective of the actual width of a street, plus the planting of trees as required, with the Corporation bearing the balance of the cost.

This year there are two additional items of cost contained in the program for which the cost is shown as being the Corporation's responsibility. The first is drainage, where required.

Except in subdivisions, it is the policy of Council that storm drainage be provided at no special charge to affected property owners. For many years the cost of this work formed part of the local improvement process. However, in 1958, Section 253 of the Municipal Act was amended to permit money to be borrowed for drainage works in the same manner that it was possible to borrow money for water and sanitary sewers - without a vote of the electorate. As a large proportion of the local improvement works

were being approved by affected property owners and as it was advantageous to construct drainage works a year in advance of the street works to permit roadbed stabilization, Council adopted the practice of enacting an annual by-law for drainage works pursuant to Section 253 of the Municipal Act, repayable over 20 years, as compared with 15 years in local improvements. This was successful. While drainage works were indeed constructed on streets on which the local improvement initiatives were subsequently defeated, they were few in number.

During the last several years, with owners on the earlier programs paying 50%, and on the later programs 60% of the cost of the work, more than a third of the programs have been defeated. As a consequence, we have held up the construction of drainage works until the content of the local improvement program, as accepted by benefiting owners, becomes known. This means that the list of works envisioned for the last several drainage by-laws has had to be amended to a considerable degree.

These changes have been filed with Council from time to time.

Under the circumstances, it is recommended that we revert to our earlier practice, i.e. include drainage works as part of local improvement street programs. Additionally, it will be necessary from time to time to bring down drainage by-laws to cover those works which cannot form part of local improvement street programs. Generally, these are works in ravines, in easements and on streets which cannot, for some reason, form part of a local improvement street improvement program.

The second new item of cost is the inclusion of ornamental street lighting projects on streets 46 feet in width. For many years it has been the policy of Council to provide this lighting on streets of 46 feet in width as a charge to the general revenue annual budget. Now that more and more of these street widths are being improved as local improvements, it would lessen the cost to annual budgets if lighting was included in the local improvements. It is so recommended.

Frontage rules, for assessing costs to benefiting owners, as approved by Council, are:

- (i) 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;
- (ii) 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;
- (iii) 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;
- (iv) 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.

The costs of the projects may be analysed as follows:

Owners' share of works - 60% of the cost of a street of 28' in width	\$1,823,327
Corporation's share of works - 40% of the cost of a street of 28' in width	\$1,215,551
Costs of construction of those portions of street widths in excess of 28' chargeable to the Corporation	542,122
Drainage costs chargeable to the Corporation	920,415
Ornamental lighting costs chargeable to the Corporation	<u>105,000</u>
Total Corporation share	<u>\$2,783,088</u>
Total program cost	<u>\$4,606,415</u>

In this connection, it will be necessary to repeal the relevant sections of Burnaby Local Improvement Charges By-law 1976, By-law No. 6828, and enact a new by-law to establish frontage rates as follows:

28' pavement with curbs and gutters both sides and trees as required	\$3.17
28' pavement with curbs and gutters both sides, storm sewers and trees as required	3.17
28' pavement with 5' curbwalks both sides and trees as required	3.54
28' pavement with 5' curbwalks both sides, storm sewers and trees as required	3.54
28' pavement with curbs and gutters one side, 5' curbwalks on the other side, storm sewers and trees as required	3.17 curb side 3.54 walk side
36' pavement with 5' curbwalks both sides, storm sewers and trees as required	3.54
36' pavement with curbs and gutters both sides and trees as required	3.17
36' pavement with 5' curbwalks both sides and trees as required	3.54
36' pavement with flaring to 42' at one intersection, with 5' curbwalks on both sides and trees as required	3.54
46' pavement with curbs and gutters both sides, ornamental street lighting and trees as required	3.17
46' pavement with curbs and gutters both sides, ornamental street lighting, storm sewers and trees as required	3.17
46' pavement with curbs and gutters both sides, 5.5' abutting walks both sides, ornamental street lighting, storm sewers and trees as required	3.17 curb side 3.54 walk side
4' separated sidewalks	1.91
Curb one side only	1.00

These rates are 5% higher than those in effect in 1977.

166

Recently, a member of Council asked for an indication of the impact on the mill rate of the cost of new borrowings at the time a borrowing is before Council for approval. The difficulty in providing this information is that it is a year or two before the impact of new borrowing affects the tax levy. The reason for this is that the money is borrowed six months to a year following the date of passage of the authority to borrow and the first year's payment may only be a six months interest charge, rather than a full year's principal and interest charge. Nevertheless, statements can be drawn to indicate what the effect of new borrowing would be if the current year's operations had to bear the full cost of the carrying charges of the debt to be created.

The following is such a statement as it affects the local improvement debt shown above:

Outstanding Debt

Total general purposes debt 1977 December 31		\$39,271,768
Add: proposed local improvement borrowing (see Note #1)		<u>4,675,000</u>
Total (see Note #2)		<u>\$43,946,768</u>

Carrying Charges

1. Principal and interest per 1978 provisional budget	\$5,447,338	
2. Add: anticipated carrying charges on unfunded debt	<u>93,648</u>	\$ 5,540,986
3. Deduct: estimated portion borne by local taxpayers as a frontage tax		<u>1,111,529</u>
		4,429,457
4. Add: anticipated carrying charges on proposed borrowing	597,201	
5. Deduct: estimated portion borne by local taxpayers as a frontage tax	<u>236,386</u>	<u>360,815</u>
Estimated total carrying charges applicable to general tax levy		<u>\$ 4,790,272</u>

NOTE #1: The construction cost of the program concerned is estimated at \$4,606,415. To this has been added \$68,585 provision for discount and expenses on the sale of bonds, bringing the total amount to be borrowed to \$4,675,000.

NOTE #2: Debt payable in U.S. dollars has been reflected on the basis that \$1 U.S. equals \$1 Canadian.

Debt payable in U.S. dollars is	\$10,899,407
The rate of exchange now is	\$1.0983
The Canadian dollar equivalent of U.S. dollar debt is	\$11,970,819

This shows an annual estimated increase in carrying charges of \$360,815. In 1977, only 53% of the local improvement street works that were initiated were accepted by the benefiting owners. If this rate of passage occurs with the program on hand, the annual carrying charges will approximate \$191,232. This represents .32 mills in 1978 taxation. A mill in 1978, subject to confirmation by the Court of Revision, is worth \$595,993.

ITEM	17
MANAGER'S REPORT NO.	4
COUNCIL MEETING	1978 01 16


-5-

If the 1977 tax levy had been made on the new assessment base, the mill rate for general purposes would have been 45 mills. This indicates that if the new debt levies had applied in 1977, they would have required an increase in the mill rate of .7%.

In the ordinary course of events, this report would show measurements in metrics. However, because the workload in the office of the Area Assessor has been very large during the past four months due to the revision of realty assessments, the local improvement assessment roll was given a low priority and has just come down. Rather than lose more time in converting to metrics, the report is being brought down showing all measurements in feet. The reports on future programs should be shown in metrics.

RECOMMENDATIONS

1. THAT Council approve the inclusion of storm sewers in the local improvements, where required, as a charge to the Corporation; and
2. THAT Council approve the inclusion of ornamental street lights in local improvements involving streets 46 feet in width, as a charge to the Corporation; and
3. THAT Council affirm the frontage taxes shown herein, and instruct that a by-law to amend Burnaby Local Improvement Charges By-law 1976, By-law No. 6828, be brought down; and
4. THAT Council adopt the Section 601 report attached; and
5. THAT Council instruct the Municipal Clerk to initiate the program as approved.


MUNICIPAL TREASURER

BM:gw
Attach.

cc: Municipal Clerk
Municipal Engineer
Municipal Solicitor
Director of Planning

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>Length in Feet</u>	<u>Taxable Foot Frontage</u>	<u>Actual Foot Frontage</u>	<u>Estimated Cost</u> \$	<u>Owners' Estimated Cost</u> \$	<u>Frontage Tax Rate</u> \$
	<u>28' pavement with curbs and gutters on both sides and trees as required</u>						
77-021	Strathearn Avenue from Portland Street to Carson Street	770	1,227.39	1,340.89	47,740	28,770	3.17
77-022	Kitchener Street from Carleton Avenue to Madison Avenue	725	1,396.93	1,430.98	44,950	32,744	3.17
77-023	Fairlawn Drive from Brentlawn Drive to lane south of Brentlawn Drive	150	61.00	248.14	9,300	1,430	3.17
77-025	McKee Street from Strathearn Avenue to Edson Avenue	700	1,039.46	1,288.35	43,400	24,365	3.17
77-028	Carson Street from Strathearn Avenue to E.P.L. Lot 7, Block 33	390	539.48	706.85	24,180	12,645	3.17
77-029	Jubilee Avenue from Imperial Street to Irmin Street	2,210	3,425.96	3,964.70	137,020	80,304	3.17
77-031	Thurston Street from Smith Avenue to cul-de-sac at Boundary Road	<u>810</u>	<u>1,401.69</u>	<u>1,607.81</u>	<u>50,220</u>	<u>32,856</u>	3.17
		<u>5,755</u>	<u>9,091.91</u>	<u>10,587.72</u>	<u>356,810</u>	<u>213,114</u>	
	<u>28' pavement with curbs and gutters on both sides, storm sewers and trees as required</u>						
77-024	Fifteenth Avenue from First Street north to cul-de-sac	460	1,078.40	1,003.99	38,520	25,278	3.17
77-026	Union Street from Alpha Avenue to Beta Avenue	600	1,187.94	1,188.27	61,200	27,845	3.17
77-027	Rugby Street from Canada Way to cul-de-sac south of Canada Way	1,000	1,855.51	2,030.96	100,400	43,493	3.17

ITEM 17
 MANAGER'S REPORT NO. 4
 COUNCIL MEETING 1978 01 16

Project No.	Location of Work	Length in Feet	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost \$	Owners' Estimated Cost \$	Frontage Tax Rate \$
	<u>28' pavement with curbs and gutters on both sides, storm sewers and trees as required (cont'd)</u>						
77-030	Martin Street from Noel Drive to Pritchard Avenue	280	470.04	470.77	28,560	11,018	3.17
77-032	Grant Street from Kensington Avenue east to E.P.L of Lot 206	580	1,146.52	1,146.52	59,160	26,875	3.17
77-033	Brandon Street from Inman Avenue to Smith Avenue	890	1,194.30	1,784.77	90,780	27,994	3.17
		<u>3,810</u>	<u>6,932.71</u>	<u>7,625.28</u>	<u>378,620</u>	<u>162,503</u>	
	<u>28' pavement with 5' curbwalks both sides and trees as required</u>						
77-034	Fairlawn Drive from Midlawn Drive to Brentlawn Drive	300	133.39	475.65	21,000	3,487	3.54
77-035	Pritchard Avenue from Casewell Street to cul-de-sac	240	582.70	641.77	16,800	15,232	3.54
77-036	First Street from Nineteenth Avenue to Wedgewood Street	340	588.37	657.20	23,800	15,380	3.54
77-038	Grove Avenue from Frances Street to Curtis Street	1,350	1,660.56	2,304.24	94,500	43,407	3.54
77-041	Manor Street from Westminster Avenue to Douglas Road	2,500	4,477.54	4,584.01	175,000	117,043	3.54
77-044	Hardwick Street from Royal Oak Avenue to Douglas Road	1,700	2,760.82	3,280.38	119,000	72,168	3.54
		<u>6,430</u>	<u>10,203.38</u>	<u>11,943.25</u>	<u>450,100</u>	<u>266,717</u>	
	<u>28' pavement with 5' curbwalks both sides, storm sewers and trees as required</u>						
77-037	Brandon Street from Inman Avenue to Patterson Avenue	500	756.57	991.33	55,000	19,777	3.54

169

ITEM
MANAGER'S REPORT NO. 17
4
COUNCIL MEETING 1978 01 16

Project No.	Location of Work	Length in Feet	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost \$	Owners' Estimated Cost \$	Frontage Tax Rate \$
	28' pavement with 5' curbswalks both sides, storm sewers and trees as required						
77-039	Georgia Street from Willingdon Avenue to Delta Avenue	2,570	4,778.40	4,752.90	202,300	124,907	3.54
77-040	MacDonald Avenue from Kincaid Street to Fir Street	1,260	1,501.21	2,057.90	140,200	39,241	3.54
77-042	Dominion Street from Westminster Avenue to Douglas Road	2,590	4,849.30	4,987.04	242,100	126,761	3.54
77-043	Norfolk Street from Westminster Avenue to Douglas Road	2,650	4,806.38	5,093.98	248,900	125,639	3.54
77-045	Royal Oak Avenue from Laurel Street to Manor Street	<u>1,250</u>	<u>1,043.23</u>	<u>1,945.63</u>	<u>137,500</u>	<u>27,270</u>	3.54
		<u>10,820</u>	<u>17,735.09</u>	<u>19,828.78</u>	<u>1,026,000</u>	<u>463,595</u>	
	28' pavement with curb and gutter one side, 5' curbswalk other side, storm sewers and trees as required						
77-047	MacDonald Avenue from William Street to Kitchener Street - curb west side, curbswalk east side		423.19	568.69		9,920	3.17
		600	264.00	594.00	63,600	6,901	3.54
77-048	Kincaid Street from MacDonald Avenue to E.P.L of Lot 39 - curb north side, curbswalk south side		482.32	623.48		11,306	3.17
		640	517.56	601.55	67,440	13,529	3.54
77-049	Laurel Street from Royal Avenue to Douglas Road - curb north side, curbswalk wouth side		1,421.48	1,568.13		33,319	3.17
		<u>1,640</u>	<u>1,445.44</u>	<u>1,618.94</u>	<u>173,240</u>	<u>37,784</u>	3.54
		<u>2,880</u>	<u>4,553.99</u>	<u>5,574.80</u>	<u>304,280</u>	<u>112,759</u>	

ITEM
MANAGER'S REPORT NO. 17
4
COUNCIL MEETING 1970 01 16

Project No.	Location of Work	Length in Feet	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost	Owners' Estimated Cost	Frontage Tax Rate
					\$	\$	\$
	<u>36' pavement with 5' curbs both sides, storm sewers and trees as required</u>						
77-046	Bond Street from Sussex Avenue to Elsom Avenue	760	1,057.71	1,367.64	83,200	27,649	3.54
77-050	Burke Street from Boundary Road to Smith Avenue	790	1,068.87	1,438.65	93,220	27,940	3.54
77-051	Burke Street from Smith Avenue to Inman Avenue	890	1,260.54	1,730.86	105,020	32,950	3.54
		<u>2,440</u>	<u>3,387.12</u>	<u>4,537.15</u>	<u>281,440</u>	<u>88,539</u>	
	<u>36' pavement with curbs and gutters both sides and trees as required</u>						
77-053	Westminster Avenue from Canada Way to Manor Street	950	711.51	1,559.34	66,500	16,678	3.17
77-054	Rumble Street from Roslyn Avenue to McPherson Avenue - flare to 46' at Roslyn Avenue	580	1,332.63	1,332.18	40,600	31,237	3.17
		<u>1,530</u>	<u>2,044.14</u>	<u>2,891.52</u>	<u>107,100</u>	<u>47,915</u>	
	<u>36' pavement with 5' curbs both sides and trees as required</u>						
77-052	Mumphries Avenue from Edmonds Street to Sixteenth Avenue	1,090	1,018.48	1,770.66	97,800	26,623	3.54
	<u>36' pavement flaring to 42' at Hastings intersection with curbs both sides and trees as required</u>						
77-055	Grove Avenue from Hastings Street to Frances Street	400	553.16	663.26	31,200	14,460	3.54

ITEM
MANAGER'S REPORT NO. 17
COUNCIL MEETING 1970 01 16

Project No.	Location of Work	Length in Feet	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost	Owners' Estimated Cost	Frontage Tax Rate
					\$	\$	\$
	<u>46' pavement with curbs and gutters both sides, ornamental street lighting and trees as required</u>						
77-056	Dawson Street from Willingdon Avenue to Beta Avenue	1,240	1,724.20	2,338.48	124,000	40,415	3.17
77-062	Rumble Street from Royal Oak Avenue to Roslyn Avenue	<u>580</u>	<u>1,069.32</u>	<u>1,148.55</u>	<u>58,000</u>	<u>25,065</u>	3.17
		<u>1,820</u>	<u>2,793.52</u>	<u>3,487.03</u>	<u>182,000</u>	<u>65,480</u>	
	<u>46' pavement with curbs and gutters both sides, ornamental street lighting, storm sewers and trees as required</u>						
77-057	Juneau Street from Rosser Avenue to Willingdon Avenue	600	1,083.86	1,132.83	84,000	28,332	3.17
77-058	Still Creek Avenue from Gilmore Avenue to W.P.L of Lot 2	1,350	2,317.83	2,461.10	297,200	60,588	3.17
77-059	Coring Street from Douglas Road to Holdom Avenue	1,370	2,476.91	2,747.85	242,320	64,746	3.17
77-060	Eighteenth Street from Fourteenth Avenue to Tenth Avenue	1,660	2,312.80	3,298.82	225,200	60,457	3.17
77-061	Madison Avenue from Lougheed Highway to cul-de-sac south of Dawson Street	<u>1,290</u>	<u>1,566.09</u>	<u>2,439.34</u>	<u>209,640</u>	<u>40,938</u>	3.17
		<u>6,270</u>	<u>9,757.49</u>	<u>12,079.94</u>	<u>1,058,360</u>	<u>255,061</u>	
	<u>46' pavement with curbs and gutters both sides, 5.5' abutting walks both sides, ornamental street lighting, storm sewers and trees as required</u>						
77-063	Rosser Avenue from Lougheed Highway to center line of Juneau Street	<u>990</u>	<u>1,188.33</u>	<u>1,698.34</u>	<u>148,880</u>	<u>31,063</u>	3.54

ITEM
 MANAGER'S REPORT NO. 17
 COUNCIL MEETING 1970 01 16

Project No.	Location of Work	Length in Feet	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost \$	Owners' Estimated Cost \$	Frontage Tax Rate \$
	46' pavement with curbs and gutters both sides, 5.5' abutting walk on one side, ornamental street lighting, storm sewers and trees as required						
77-064	Springer Avenue from Douglas Road to Loughheed Highway - abutting walk east side	WS ES 650	537.86 661.18	604.87 641.27	94,500	12,607 17,283	3.17 3.54
		650	1,199.04	1,246.14	94,500	29,890	
	4' separated sidewalks						
77-065	Ingleton Avenue from Oxford Street to Cambridge Street - west side	265	100.00	100.00	5,565	1,413	1.91
77-066	Rumble Street from Royal Oak Avenue to McPherson Avenue - south side	1,230	1,170.50	1,170.05	25,830	16,539	1.91
77-067	Brandon Street from W.P.L. of Lot 12, Blk "C" to Smith Avenue - north side	530	402.40	468.50	11,130	5,686	1.91
77-068	Jubilee Avenue from lane south of Victory Street to Irmin Street - east side	790	541.60	701.20	16,590	7,653	1.91
77-068	Jubilee Avenue from Irmin Street to Watling Street - west side	260	141.78	244.30	5,460	2,003	1.91
77-069	Uneion Street from Alpha Avenue to Beta Avenue - south side	600	594.00	594.00	12,600	8,393	1.91
77-070	Westminster Avenue from lane north of Canada Way to Manor Street - east side	450	145.51	582.10	9,450	2,056	1.91
		4,125	3,095.79	3,860.15	86,625	43,743	

ITEM 17
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1970 01 16

<u>Project No.</u>	<u>Location of Work</u>	<u>Length in Feet</u>	<u>Taxable Foot Frontage</u>	<u>Actual Foot Frontage</u>	<u>Estimated Cost</u> \$	<u>Owners' Estimated Cost</u> \$	<u>Frontage Tax Rate</u> \$
	<u>Curb one side only</u>						
77-071	Charles Street - Lots 251 and 252, D.L. 129, Plan 28668 - north side	<u>132</u>	<u>131.99</u>	<u>131.99</u>	<u>2,700</u>	<u>1,865</u>	1.00
	TOTAL COST	<u>49,142</u>	<u>73,686.14</u>	<u>87,926.01</u>	<u>4,606,415</u>	<u>1,823,327</u>	

Estimated lifetime of works: 20 years
 Number of years of levy: 15 years

ITEM 17
 MANAGER'S REPORT NO. 4
 COUNCIL MEETING 1976 01 16