

ITEM	18
MANAGER'S REPORT NO.	4
COUNCIL MEETING	1979 01 15

RE: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM

The following is a report from the Municipal Treasurer regarding the 1979 Local Improvement Program.

The frontage tax rates shown in the report are those that applied in the 1978 program and are recommended by the Municipal Engineer by reason of his experience with the 1978 program and his knowledge of the industry.

RECOMMENDATION:

1. THAT the recommendations of the Municipal Treasurer be adopted.

TO: MUNICIPAL MANAGER 79 01 09
 FROM: MUNICIPAL TREASURER File: 152-8
 SUBJECT: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM 1979

RECOMMENDATIONS:

1. THAT the appended local improvement cost report be adopted, and
2. THAT Council affirm the frontage taxes shown herein, and instruct that a by-law be brought down to amend Local Improvement Charges By-law 1976, By-law No. 6828 as amended by By-law No. 7179 accordingly, and
3. THAT the Municipal Clerk be instructed to initiate the program as approved.

REPORT

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 the program has been calculated at 60% of the cost of a 28 foot pavement plus sidewalks or curbs as the case may be. Irrespective of street width, the balance of the cost is borne by the Corporation. Also included in the Corporation's share is the cost of planting trees where required; the installation of storm sewers where required and on 46 foot streets, ornamental street lighting where required. The latter is an item of cost introduced in the 1978 program. For many years it has been the policy of Council to provide ornamental street lighting on streets of widths of 46' or greater as a charge to the general purposes budget without charge to abutting owners. To facilitate financing, this cost was brought into the local improvement process in 1978.

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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 costs - 60% of a 28 foot street	\$1,617,958
Corporation's share	2,361,299
Drainage costs wholly paid for by the Corporation	720,000
Ornamental lighting costs wholly paid for by the Corporation	220,000
Total program cost	<u>\$4,919,257</u>

To permit the program to go forward, it will be necessary to repeal Schedule "A" of Burnaby Local Improvement Charges By-law 1976, By-law No. 6828 as amended by By-law No. 7179 and enact an amending by-law to establish frontage rates as follows:

- 1. 8.5m pavement and curbs and gutters on both sides of the street and the planting of trees as required \$3.17
- 2. 8.5m pavement and curbs and gutters on both sides of the street, storm sewers, and the planting of trees as required 3.17
- 3. 8.5m pavement and curb and gutter one side of the street and a 1.5m curb sidewalk on the other side of the street and the planting of trees as required 3.17 curb side
3.54 walk side
- 4. 8.5m pavement and curb and gutter on one side of the street and a 1.5m curb sidewalk on the other side of the street, storm sewers and the planting of trees as required 3.17 curb side
3.54 walk side

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| 5. | 8.5m pavement and 1.5m curb sidewalks on both sides of the street, storm sewers and the planting of trees as required | \$3.54 |
| 6. | 11m pavement, tapering to 8.5m with curbs and gutters on both sides of the street, storm sewers, and the planting of trees on boulevards as required | 3.17 |
| 7. | 11m pavement, tapering to 8.5m with 1.5m curb sidewalks on both sides of the street, storm sewers and the planting of trees on boulevards as required. | 3.54 walk side
2.76 pavement only |
| 8. | 11m pavement and curbs and gutters on both sides of the street and the planting of trees as required. | 3.17 |
| 9. | 11m pavement and curbs and gutters on both sides of the street and the planting of trees as required | 3.17 |
| 10. | 11m pavement and curb and gutter on one side of the street and 1.5m curb sidewalk on the other side of the street, storm sewers and the planting of trees as required | 3.17 curb side
3.54 walk side |
| 11. | 11m pavement and 1.5m curb sidewalks on both sides of the street, storm sewers and the planting of trees as required | 3.54 |
| 12. | 11m pavement flaring to 14m and curb and gutter on one side of the street and a 1.5m curb sidewalk on the other side of the street, storm sewers and the planting of trees as required | 3.17 curb side
3.54 walk side |
| 13. | 14m pavement, tapering to existing curbs, with curbs and gutters on both sides of the street, ornamental street lighting, storm sewers and the planting of trees on boulevards as required | 3.17 |
| 14. | 14m pavement and curbs and gutters on both sides of the street and ornamental street lighting | 3.17 |
| 15. | 14m pavement with curbs and gutters both sides of the street, ornamental street lighting and the planting of trees as required | 3.17 |
| 16. | 14m pavement with curbs and gutters both sides of the street, ornamental street lighting, storm sewers and the planting of trees as required | 3.17 |

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| 17. | 14m pavement and curb and gutter on one side of the street, and a 1.5m curb sidewalk on the other side of the street, and ornamental street lighting | \$3.17 curb side
3.54 walk side |
| 18. | 14m pavement and 1.5m curb sidewalks on both sides of the street, ornamental street lighting, storm sewers, and the planting of trees as required. | 3.54 |
| 19. | 1.5m separated sidewalk | 1.91 |
| 20. | the pavement of lanes | 0.63 |

Repayment period - 15 years

It will be noted that while the work is described in metrics, the frontages are still in imperial measurements. This is for the reason that our conversion to metric mapping is not yet complete.

For projects requiring long term financing, Council has directed that a statement showing the current debt picture of the Municipality together with a projection to include the requirements of the new project be brought down. 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 1978 December 31	\$40,076,009
Add: proposed local improvement borrowing (see Note #1)	4,970,000
Total (see Note #2)	<u>\$45,046,009</u>

Carrying Charges

1. Principal and interest per 1979 provisional budget	\$5,763,592	
2. Add: anticipated carrying charges on unfunded debt	<u>79,080</u>	\$ 5,842,672
3. Deduct: estimated portion borne by local taxpayers as a frontage tax		<u>1,179,507</u>
		\$ 4,663,165
4. Add: anticipated carrying charges on proposed borrowing	\$ 653,425	
5. Deduct: estimated portion borne by local taxpayers as a frontage tax	<u>214,911</u>	<u>438,514</u>
Estimated total carrying charges applicable to general tax levy		<u>\$ 5,101,679</u>

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 Metres</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>8.5m pavement with curbs both sides and trees as required</u>						
78-002	Sussex Avenue from Burke Street to Grassmere Street	183	948.30	1,032.41	39,000	22,228	3.17
78-003	Sussex Avenue from Burke Street to Bond Street	165	847.65	993.58	35,100	19,869	3.17
78-004	Dow Avenue from Rumble Street to Portland Street	277	865.12	1,518.14	57,330	20,278	3.17
		<u>625</u>	<u>2,661.07</u>	<u>3,544.13</u>	<u>131,430</u>	<u>62,375</u>	
	<u>8.5m pavement with curbs both sides, storm sewers and trees as required</u>						
78-005	Fell Avenue from Dundas Street north to cul-de-sac	81	1,197.13	1,250.74	27,825	28,061	3.17
78-006	Gilpin Court from Gilpin Street south to cul-de-sac	82	546.69	635.77	28,350	12,814	3.17
78-007	Halligan Street from Griffiths Avenue to Imperial Street	122	697.89	739.12	42,000	16,359	3.17
78-008	Madison Avenue from Venables Street to Parker Street	88	122.00	488.00	30,450	2,860	3.17
		<u>373</u>	<u>2,563.71</u>	<u>3,113.63</u>	<u>128,625</u>	<u>60,094</u>	

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Project No.	Location of Work	Length in Metres	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost	Owners' Estimated Cost	Frontage Tax Rate
					\$	\$	\$
	<u>11m pavement with curbs both sides and trees as required</u>						
78-014	Wilson Avenue from Kingsway to Beresford Street	320	1,905.80	1,968.87	76,650	44,672	3.17
78-015	Sperling Avenue from Imperial Street to Arcola Street	274	1,467.21	1,506.24	65,700	34,391	3.17
78-016	Gilmore Avenue from Parker Street to Napier Street	88	116.70	466.76	21,170	2,735	3.17
78-017	Pender Street from Gamma Avenue to Willington Avenue	600	3,526.96	3,526.97	143,810	82,672	3.17
		<u>1,282</u>	<u>7,016.67</u>	<u>7,468.84</u>	<u>307,330</u>	<u>164,470</u>	
	<u>11m pavement with curbs both sides and storm sewers</u>						
78-018	Ingleton Avenue from First Avenue to Charles Street	411	1,016.05	2,141.27	131,700	23,816	3.17
78-019	Esmond Avenue from Napier Street to lane south of William Street	152	353.66	751.96	55,000	8,290	3.17
		<u>563</u>	<u>1,369.71</u>	<u>2,893.23</u>	<u>186,700</u>	<u>32,106</u>	
	<u>11m pavement with curbs both sides, 1.5m abutting walk one side, storm sewers and trees as required</u>						
78-020	Rumble Street from MacPherson Avenue to Griffiths Avenue - abutting walk south side	NS) SS) <u>1,606</u>	2,632.66 <u>4,484.98</u>	2,936.89 <u>4,750.06</u>	<u>431,790</u>	61,710 <u>117,372</u>	3.17 3.54
		<u>1,606</u>	<u>7,117.64</u>	<u>7,686.95</u>	<u>431,790</u>	<u>179,082</u>	

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					\$	\$	\$
78-024	14m pavement with curbs both sides and ornamental street lighting Parker Street from Boundary Road to Douglas Road	<u>91</u>	<u>473.10</u>	<u>495.70</u>	<u>30,000</u>	<u>11,089</u>	3.17
78-025	14m pavement with curbs both sides, ornamental street lighting and trees as required Graveley Street from Ingleton Avenue to cul-de-sac west of Douglas Road	305	1,705.71	1,806.92	103,000	39,982	3.17
78-026	1st Avenue from Gilmore Avenue to Ingleton Avenue	305	1,747.74	1,864.94	103,000	40,967	3.17
78-027	14th Avenue from 19th Street to 20th Street	158	1,014.49	1,014.49	53,560	23,780	3.17
78-028	Palm Avenue from Imperial Street to Beresford Street	213	1,237.41	1,352.14	72,100	29,005	3.17
78-029	Randolph Avenue from Kingsway to Beresford Street	283	1,746.07	1,789.91	95,790	40,928	3.17
78-033	Norland Avenue from Laurel Street to Sprott Street	<u>518</u>	<u>983.03</u>	<u>1,562.56</u>	<u>472,000</u>	<u>23,042</u>	3.17
		<u>1,782</u>	<u>8,434.45</u>	<u>9,390.96</u>	<u>899,450</u>	<u>197,704</u>	

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	<u>14m pavement with curbs both sides and 1.5m abutting walk one side and ornamental street lighting</u>						
78-041	Gilmore Avenue from Hastings Street to Pender Street - abutting walk west side from lane south of Hastings Street to Pender Street		ES) 169.50 WS) 30.50	326.00 122.00	25,132	3,973 798	3.17 3.54
78-042	MacPherson Avenue from Rumble Street to S.P.L. of Lot 42 - abutting walk east side	74 162	WS) 478.54 ES) 411.50	477.94 443.65	56,180	11,217 10,769	3.17 3.54
		<u>236</u>	<u>1,090.04</u>	<u>1,369.59</u>	<u>81,312</u>	<u>26,757</u>	
	<u>14m pavement with curbs both sides 1.5m abutting walks both sides, ornamental street lighting, storm sewers and trees as required</u>						
78-043	Gilley Avenue from Kingsway to Rumble Street	564	2,767.19	2,911.18	246,350	72,417	3.54
78-044	MacPherson Avenue from Imperial Street to Beresford Street	299	1,642.29	1,727.52	151,900	42,979	3.54
		<u>863</u>	<u>4,409.48</u>	<u>4,638.70</u>	<u>398,250</u>	<u>115,396</u>	

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	<u>1.5m separated walks, one side only</u>				\$	\$	\$
78-045	Fell Avenue from Hastings Street to Frances Street - west side	114	261.70	339.80	7,875	3,695	1.91
78-046	Smith Avenue from Moscrop Street to Fir Street - west side	213	475.43	681.41	14,700	6,713	1.91
78-047	Norfolk Street from Douglas Road to Royal Oak Avenue - south side	488	1,485.11	1,563.68	41,600	20,970	1.91
78-048	Pender Street from Willingdon Avenue to Gamma Avenue - north side	600	1,748.96	1,748.97	41,370	24,695	1.91
78-049	Dufferin Avenue from S.P.L. of 6625 Dufferin Avenue to Irving Street - west side	305	815.63	919.40	21,000	11,517	1.91
78-050	Rumble Street from McKay Avenue to lane west of Joffre Avenue - north side	863	2,145.62	3,153.05	59,430	30,296	1.91
78-051	Madison Avenue from Venables Street to Parker Street - east side	88	61.00	244.00	6,090	861	1.91
78-052	Madison Avenue from Venables Street to Parker Street - west side	88	61.00	244.00	6,090	861	1.91
		<u>2,759</u>	<u>7,054.45</u>	<u>8,894.31</u>	<u>198,155</u>	<u>99,608</u>	
TOTALS		<u>15,737</u>	<u>70,164.89</u>	<u>83,634.69</u>	<u>4,919,257</u>	<u>1,617,958</u>	

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

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