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MANAGER'S REPORT NO.	17
COUNCIL MEETING	1980 03 03

RE: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM 1980

The following is a report from the Municipal Treasurer regarding the 1980 Local Improvement Program.

RECOMMENDATION

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

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1980 February 27

TO: MUNICIPAL MANAGER

File: I52-8

FROM: MUNICIPAL TREASURER

RE: LOCAL IMPROVEMENT STREET IMPROVEMENT PROGRAM 1980

RECOMMENDATIONS

1. THAT the appended local improvement cost report be adopted; and
2. THAT Council approve the recommendation that frontage taxes for pavement, curbs and separate sidewalks be the same as the rate for pavement and curbwalks and that the costing be so structured that 60% of the extra costs of separated sidewalks be absorbed in the rates for the owners' share of the costs; and
3. 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-laws Nos. 7311 and 7389 accordingly; and
4. 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 an 8.5m 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 14m 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 14m 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.

A further change in cost sharing is recommended by the Capital Improvement Committee. In prior years, on streets on which the Corporation prescribes separated sidewalks, it has been our custom to initiate the sidewalks separate from the paving and curbing project. In 1978, for example, the annual rate over fifteen years for this work totalled \$5.08 as compared with \$3.54 for paving and a curbwalk. It struck your Committee that this was unfair. The owners are not given a choice between curbwalks and separate walks. Their choice is between whether they want a paved street with curbing and/or a separate walk, or a separate walk by itself. It occurred to the Committee that in these circumstances, owners on streets on which the Corporation prescribes separate walks should have only one choice - paving, curbing and separate walk, as has the owner on a street on which the Corporation prescribes paving and curbwalks, and that the cost to owners on such streets should be the same as to owners on streets on which curbwalks are prescribed. The Committee recommends that the extra costs of the separate walks be absorbed by the owners and the Corporation so that the owners' share remains at 60% of the cost of 8.5m paving, curbing, curbwalks and separated walks, as the case may be.

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 an 8.5m street		\$1,422,899
Corporation's share:		
Street works including the costs of works		
relative to street widths in excess of 8.5m	\$1,199,890	
Trees	118,270	
Storm sewers	1,090,220	
Ornamental street lighting	42,000	2,450,380
Total program cost		<u>\$3,873,279</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-laws Nos. 7311 and 7389 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 \$3.27
- 2. 8.5m pavement with curbs and gutters on both sides of the street, storm sewers and the planting of trees as required 3.27

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|-----|---|----------------------------------|
| 3. | 8.5m pavement with curbwalks on both sides of the street and the planting of trees as required | \$3.73 |
| 4. | 8.5m pavement with curbs and gutters on both sides of the street, a 1.5m separated sidewalk on one side of the street only and the planting of trees as required | 3.27 curb side
3.73 walk side |
| 5. | 8.5m pavement with curb and gutter on one side of the street and curbwalk on the other side of the street, storm sewers and the planting of trees as required | 3.27 curb side
3.73 walk side |
| 6. | 8.5m pavement with curbs and gutters on both sides of the street, curbwalks on both sides of the street, a 1.5m separated sidewalk on one side of the street only, storm sewers and the planting of trees as required | 3.27 curb side
3.73 walk side |
| 7. | 8.5m pavement with curbwalks on both sides of the street, storm sewers and the planting of trees as required | 3.73 |
| 8. | 8.5m pavement with curbs and gutters on both sides of the street, a 1.5m separated sidewalk on one side of the street only, storm sewers and the planting of trees as required | 3.27 curb side
3.73 walk side |
| 9. | 8.5m pavement flaring to 11m, curbwalks on both sides of the street, storm sewers and the planting of trees as required | 3.73 |
| 10. | 8.5m pavement with curbwalks on both sides of the street, 11m pavement with curbs and gutters on both sides of the street, 1.5m separated sidewalks on both sides of the street, storm sewers and the planting of trees as required | 3.27 curb side
3.73 walk side |
| 11. | Curb and gutter on one side of the street only and the planting of trees as required | 1.45 |
| 12. | 11m pavement with curbs and gutters on both sides of the street, 1.5m separated sidewalk on one side of the street only, and the planting of trees as required | 3.27 curb side
3.73 walk side |
| 13. | 1.5m curbwalks on one side of the street only and the planting of trees as required | 1.28 |
| 14. | 11m pavement with curbs and gutters on both sides of the street, storm sewers and the planting of trees as required | 3.27 |
| 15. | 11m pavement with curbwalks on both sides of the street and the planting of trees as required | 3.73 |
| 16. | 11m pavement with curbwalks on both sides of the street, storm sewers and the planting of trees as required | 3.73 |
| 17. | 11m pavement with curbs and gutters on both sides of the street, 1.5m separated sidewalk on one side of the street only, storm sewers and the planting of trees as required | 3.27 curb side
3.73 walk side |

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18.	14m pavement with curbs and gutters on both sides of the street, ornamental street lighting, storm sewers and the planting of trees as required	\$3.27	-	109
19.	14m pavement with curbs and gutters on both sides of the street, 1.5m abutting walks on both sides of the street, ornamental street lighting and the planting of trees as required	3.73		
20.	14m pavement with curbs and gutters on both sides of the street, 1.5m abutting walks on both sides of the street, ornamental street lighting, storm sewers and the planting of trees as required	3.73		
21.	1.5m separated sidewalks on one side of the street only and the planting of trees as required.	1.28		

Repayment period - 15 years

For the time being, the following rates for lanes and ornamental street lighting should be placed in the amended by-law, subject to change in the event costs rise during the year:

Pavement of lanes repayment 5 years	\$ 0.63
Ornamental street lighting repayment 10 years	0.60

It will be noted that while the work is described in metrics, the front-ages 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 1979 December 31		\$37,453,018
Add:		
Pending debt:		
1979 local improvement program - 80% of estimated construction costs	\$1,970,300	
1977 & 1978 local improvement program - 20% unfinanced portion	<u>143,700</u>	
		2,114,000
Proposed debt:		
1980 local improvement program (note 1)		<u>3,912,000</u>
Total (note 2)		<u>\$43,479,018</u>

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Carrying Charges

1. Principal and interest per 1979 recast budget	\$5,722,176	
2. Add: anticipated carrying charges on unfunded debt	<u>221,970</u>	\$5,944,146
3. Deduct: estimated portion borne by local taxpayers as a frontage tax		<u>937,297</u>
		5,006,849
4. Add: anticipated carrying charges on proposed borrowing	328,608	
5. Deduct: estimated portion borne by local taxpayers as a frontage tax	<u>192,434</u>	<u>136,174</u>
Estimated total carrying charges applicable to general tax levy		<u>\$5,143,023</u>

NOTE 1 The construction cost of the program concerned is estimated at \$3,873,279. To this has been added \$38,721 provision for discount and expenses on the sale of bonds, bringing the total amount to be borrowed to \$3,912,000.

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 \$10,238,383

The rate of exchange at 1980 January 02 \$1.1565

The Canadian dollar equivalent of U.S. dollar debt is \$11,840,689

This shows an annual estimated increase in carrying charges of \$136,174. In 1979, only 51% of the dollar value of 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 \$69,449. This represents .10 mills in 1980 taxation. A mill in 1980, subject to confirmation by the Court of Revision, is worth \$662,529.

B. Smith
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 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>						
79-023	Karen Street from Cliff Avenue to Moore Avenue	<u>84</u>	<u>275.00</u>	<u>508.00</u>	<u>15,120</u>	<u>6,650</u>	3.27
	<u>8.5m pavement with curbs both sides, storm sewers and trees as required</u>						
79-025	William Street from Carleton Avenue to Gilmore Avenue	180	1,083.50	1,156.00	51,770	26,199	3.27
79-026	Triumph Street from MacDonald Avenue to Ingleton Avenue	153	883.00	1,000.00	37,290	21,351	3.27
79-028	Union Street from Alpha Avenue to Willingdon Avenue	<u>192</u>	<u>1,253.50</u>	<u>1,253.50</u>	<u>59,520</u>	<u>30,310</u>	3.27
		<u>525</u>	<u>3,220.00</u>	<u>3,409.50</u>	<u>148,580</u>	<u>77,860</u>	
	<u>8.5m pavement with curbwalks both sides and trees as required</u>						
79-029	Griffiths Avenue from Imperial Street to Stanley Street	<u>541</u>	<u>1,914.18</u>	<u>2,940.84</u>	<u>110,905</u>	<u>52,793</u>	3.73
	<u>8.5m pavement with curbs both sides, 1.5m separated sidewalks one side only and trees as required</u>						
79-024	Pandora Street from Carleton Avenue to Madison Avenue - separated sidewalk - south side	NS) SS) <u>183</u>	619.56 492.28 <u>183</u>	660.00 528.00 <u>1,188.00</u>	44,103 44,103 <u>44,103</u>	14,981 13,577 <u>28,558</u>	3.27 3.73

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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 \$
	8.5m pavement, curb one side, curbwalks other side, storm sewers and trees as required							
79-030	Aubrey Street from Phillips Avenue east to W.P.L. of Lot 161 - curbwalk - south side	NS)		1,645.45	1,685.38		39,787	3.27
		SS)	535	1,384.67	1,378.61	191,263	38,189	3.73
79-071	Phillips Avenue from N.P.L. of Lot 124 to S.P.L. of Lot 126 - curbwalk - east side	WS)		325.00	325.00		7,858	3.27
		ES)	98	198.13	254.04	39,865	5,464	3.73
			633	3,553.25	3,643.03	231,128	91,298	
	8.5m pavement with curbs both sides, curbwalks both sides, 1.5m separated sidewalk one side only, storm sewers and trees as required							
79-073	Malvern Avenue from Imperial Street to Burris Street - curbwalks - both sides - Morley to Burris, separated sidewalk east side - Imperial to Morley	WS)		400.11	502.02		9,675	3.27
		ES)	848	4,467.63	4,633.32	260,128	123,217	3.73
			848	4,867.74	5,135.34	260,128	132,892	
	8.5m pavement, curbwalks both sides, storm sewers and trees as required							
79-031	Leibly Avenue from Stanley Street to Burris Street		381	2,398.47	2,488.59	130,335	66,150	3.73
79-032	McKay Avenue from Rumble Street to Greta Street		* 477	258.00 1,911.25	258.00 2,597.45	130,335 230,383	6,238 52,712	3.27 3.73
79-033	McKay Avenue from Greta Street to Imperial Street		272	1,296.41	1,593.90	131,920	35,755	3.73
79-034	Highlawn Drive from Beta Avenue to Delta Avenue		297	1,811.34	1,954.74	35,360	49,957	3.73
79-035	Venables Street from Delta Avenue to Springer Avenue		292	1,782.63	1,875.76	79,620	49,165	3.73
79-036	Pine Street from Smith Avenue to MacDonald Avenue		320	1,906.72	2,047.39	103,040	52,587	3.73
79-037	Holly Street from Mary Avenue to Humphries Avenue		161	905.16	1,056.00	53,935	24,964	3.73
79-038	Wilberforce Street from Cariboo Road to Elford Avenue		147	908.78	908.44	49,245	25,064	3.73
79-039	William Street from Douglas Road to Gilmore Avenue		284	1,495.95	1,685.40	76,810	41,258	3.73
			2,631	14,674.71	16,465.67	890,648	403,850	

* no walk on east side from Rumble to S.P.L. Lot B

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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 \$
	8.5m pavement, curbs both sides, 1.5m separated sidewalk one side only, storm sewers and trees as required							
79-027	Rosser Avenue from Pandora Street to Triumph Street - separated sidewalk - east side	WS) ES)	<u>80</u>	<u>263.80</u> <u>132.00</u>	<u>263.80</u> <u>244.00</u>	<u>46,130</u>	<u>6,379</u> <u>3,641</u>	<u>3.27</u> <u>3.73</u>
			<u>80</u>	<u>395.80</u>	<u>507.80</u>	<u>46,130</u>	<u>10,020</u>	
	8.5m pavement flaring to 11m, curbwalks both sides, storm sewers and trees as required							
79-040	Fell Avenue from Hastings Street to Dundas Street - 8.5m Dundas to lane north of Hastings and flaring to 11m from lane north of Hastings to Hastings		<u>412</u>	<u>2,597.94</u>	<u>2,506.42</u>	<u>154,050</u>	<u>71,651</u>	<u>3.73</u>
	8.5m pavement, curbwalks both sides, 11m pavement, curbs both sides, 1.5m separated walks both sides, storm sewers and trees as required							
79-041	Dundas Street from Delta Avenue to Fell Avenue - 8.5 m, curbwalks both sides Delta to Hythe; 11m, curbs both sides Hythe to Fell. Separated walk on north side from lane east of Hythe to Holdom and lane east of Holdom to Fell. Separated walk on south side from Hythe to lane east of Grosvenor, from Howard to lane east of Howard, from Ellesmere to lane east of Ellesmere and from Holdom to Fell	C) W)	<u>1,185</u>	<u>196.70</u> <u>1,907.50</u>	<u>602.40</u> <u>5,189.70</u>	<u>427,491</u>	<u>4,756</u> <u>52,609</u>	<u>3.27</u> <u>3.73</u>
			<u>1,185</u>	<u>2,104.20</u>	<u>5,792.10</u>	<u>427,491</u>	<u>57,365</u>	
	Curb one side and trees as required							
79-042	Marlborough Avenue from Newton Street to N.P.L. of Lot 142 - curb - east side		<u>46</u>	<u>144.35</u>	<u>149.81</u>	<u>1,600</u>	<u>1,544</u>	<u>1.45</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, curbs both sides, 1.5m separated walk one side only and trees as required</u>						
79-043	Clinton Street from Royal Oak Avenue to Roslyn Avenue - widen to 11m from Royal Oak to E.P.L. of Lot A and tapering to 8.5m from E.P.L. of Lot A to Roslyn, curbs both sides except north side from Royal Oak to E.P.L. of Lot A. Walk on north side from E.P.L. of Lot A to Roslyn	SS) NS) 180	545.94 416.00	598.87 416.00	54,180	13,201 11,473	3.27 3.73
79-044	Marlborough Avenue from Sanders Street to N.P.L.s of Lots 161 & 142 - separated walk - west side	ES) WS) 43	95.00 70.63	138.64 139.06	12,943	2,297 1,948	3.27 3.73
		223	1,127.57	1,292.57	67,123	28,919	
	<u>1.5m curbside one side and trees as required</u>						
79-072	Springer Avenue from Hastings Street to Frances Street - curbside - east side	113	229.00	344.40	5,650	3,522	1.28
	<u>11m pavement, curbs both sides, storm sewers and trees as required</u>						
79-045	Boundary Road from Nithsdale Street to Avondale Street	80	232.00	260.00	23,100	5,610	3.27
79-046	Second Avenue from Gilmore Avenue to Ingleton Avenue	305	1,115.57	1,928.23	141,180	26,974	3.27
79-048	Grimmer Street from Marlborough Avenue to Royal Oak Avenue	171	466.99	936.73	46,890	11,292	3.27
		556	1,814.56	3,124.96	211,170	43,876	
	<u>11m pavement, curbside both sides and trees as required</u>						
79-049	Delta Avenue from Georgia Street to Frances Street	80	309.95	508.00	21,440	8,548	3.73
79-050	Broadway from Holdom Avenue to Springer Avenue	366	2,130.99	2,352.33	98,088	58,773	3.73
		446	2,440.94	2,860.33	119,528	67,321	
	<u>11m pavement, curbside both sides, storm sewers and trees as required</u>						
79-051	Bond Street from Willingdon Avenue to Nelson Avenue	650	3,068.78	3,702.09	253,770	84,637	3.73

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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 \$
	11m pavement, curbs both sides, 1.5m separated sidewalk one side only, storm sewers and trees as required						
79-047	Nelson Avenue from Dover Street to Bond Street - 11m from Bond to lane south of Maitland flaring to 14m from lane south of Maitland to Dover. Separated walk - east side	WS) ES) 610	1,405.35 1,263.29	1,756.75 1,586.26	205,110	33,981 34,842	3.27 3.73
		610	2,668.64	3,343.01	205,110	68,823	
	14m pavement, curbs both sides, ornamental street lighting, storm sewers and trees as required						
79-052	Arbroath Street from Curragh Avenue west to W.P.L.s south of Lots 5 & 9	119	522.07	754.77	93,905	12,624	3.27
	14m pavement, curbs both sides, 1.5m abutting walks both sides, ornamental street lighting and trees as required						
79-053	Curragh Avenue from Beresford Street to Kingsway	311	1,808.20	1,872.36	118,180	49,870	3.73
	14m pavement, curbs both sides, 1.5m abutting walks both sides, ornamental street lighting, storm sewers and trees as required						
79-054	Sellers Avenue from Dorset Street to Imperial Street	102	667.03	667.00	55,590	18,397	3.73
79-055	Merritt Avenue from Imperial Street to Dorset Street	102	597.13	642.50	47,175	16,469	3.73
79-056	Shirley Avenue from Beresford Street to Dorset Street	211	1,340.89	1,366.45	153,305	36,982	3.73
79-057	Arbroath Street from Gilley Avenue to Conway Avenue	256	1,551.06	1,668.03	139,520	42,778	3.73
79-058	Conway Avenue from Kingsway to Arbroath Street	74	408.50	456.70	29,120	11,266	3.73
		745	4,564.61	4,800.68	424,710	125,892	

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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 \$
	1.5m sidewalk, one side only and trees as required						
79-066	Phillips Avenue from Halifax Street to Montecito Drive - abutting walk - west side - Montecito to Coronado; separate walk - west side - Coronado to Halifax	442	1,758.84	1,442.22	33,150	27,051	1.28
79-067	Sixth Street from Tenth Avenue to N.P.L. of Lot 24 - abutting walk - west side	284	466.90	813.54	7,100	7,181	1.28
79-068	Montecito Drive from Duthie Avenue east to E.P.L. of Lot 138, Plan 35298 - abutting walk - north side	160	130.23	520.91	4,000	2,003	1.28
		886	2,355.97	2,776.67	44,250	36,235	
	TOTALS	11,827	55,459.35	67,118.35	3,873,279	1,456,200	

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

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