

ITEM 1
MANAGER'S REPORT NO. 14
COUNCIL MEETING 86/02/24

RE: LOCAL IMPROVEMENT - LIGHTING OF LANE WEST SIDE OF WILLINGDON AVENUE,
GRANGE TO BURKE STREETS (Item 4, Report No. 73, 1985 November 14)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Finance be adopted.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR FINANCE
RE: LOCAL IMPROVEMENT - LIGHTING OF LANE
WEST SIDE OF WILLINGDON AVENUE, GRANGE TO BURKE STREETS

1986 February 19
File: I52-10

RECOMMENDATIONS

1. THAT Council approve and adopt the cost estimates per Section 662 of the Municipal Act as shown in this report; and
2. THAT Council approve the frontage tax as shown in this report; and
3. THAT a by-law be brought down to amend Burnaby Local Improvement Charges By-law No. 8417 to reflect the above frontage tax; and
4. THAT the Municipal Clerk be instructed to initiate this program as approved.

REPORT

SUMMARY

This report discusses and recommends project costs and frontage tax rates for an infrequent type of local improvement project, lane lighting. Council approved the initiation of this project on 1985 November 18.

INTRODUCTION

This project is to install lighting in the lane on the west side of Willingdon Avenue between Grange and Burke Streets. There is no vehicle parking allowed on Willingdon, which is an arterial roadway, and by Council policy residences must use the lane for access. In the past there have been instances of crime and vandalism in this location and initiative by some residents for lighting. Council approved the initiation of this project on 1985 November 18. The Director Engineering has recently completed cost estimates for this project and concurs with the frontage charges outlined in this report.

SECTION 662 REPORT

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The following summarizes the proposed lane lighting and costs as required by Section 662 of the Municipal Act.

Project number	85-088
Description	Lane lighting
Location	Lane west of Willingdon Avenue between Grange and Burke Streets
Taxable foot frontage	2913.79 feet
Actual foot frontage	3537.88 feet
Estimated cost	\$2,500.00
Owners' estimated cost	\$2,500.00
Frontage tax rate (per foot per year)	\$0.24
Estimated lifetime of works	10 years
Number of years of levy	5 years

This is the first time that lighting is being proposed for lanes. It is planned to utilize existing B.C. Hydro poles to install the lighting and the municipality has their concurrence. B.C. Hydro could, however, remove the poles or terminate power from the lane, on which rare occasion if this should happen, the municipality would have to provide its own poles at no additional cost to the taxpayers affected. In view of this infrequent type of local improvement, the direct benefit to the owners, and the particular circumstances with B.C. Hydro as described, it is proposed that the taxpayers share be the full estimated costs of the project over a period of five years.

It is proposed to borrow the necessary funds internally from the local improvement reserve with repayment over five years.

FRONTAGE RATES

The frontage rules for assessing costs to benefiting owners will be the same as those previously approved by Council. The frontage rules in this case will be based on the lane side frontage of affected properties.

The frontage rates are based on 100% of the estimated costs of the project and 12.5 percent interest.

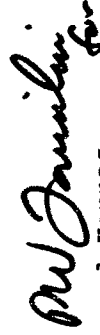
The frontage rate, based on repayment in five years, is estimated at \$0.24 per taxable foot per year. By-law No. 8417 previously adopted, does not have this particular rate and therefore will have to be amended accordingly. The commutation charges in By-law No. 8417 are still applicable.

INITIATION OF PROGRAM

Should Council approve the cost estimates and proposed frontage tax, the program should be initiated by the Municipal Clerk.

It is recommended that:

1. THAT Council approve and adopt the cost estimates per Section 662 of the Municipal Act, as shown in this report; and
2. THAT Council approve the frontage tax as shown in this report; and
3. THAT a by-law be brought down to amend Burnaby Local Improvement Charges By-law No. 8417 to reflect the above frontage taxes; and
4. THAT the Municipal Clerk be instructed to initiate this program as approved.



Howard Karras
DIRECTOR FINANCE

cc: Director Engineering
Director Planning & Building Inspection
Municipal Clerk
Municipal Solicitor

