

ITEM 9  
MANAGER'S REPORT NO. 27  
COUNCIL MEETING 89/04/10

RE: LOCAL IMPROVEMENT FRONTAGE TAX BY-LAWS  
ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 MARCH 31  
FROM: DIRECTOR FINANCE File: I52-5  
RE: LOCAL IMPROVEMENT FRONTAGE TAX BY-LAWS  
PURPOSE: TO OBTAIN COUNCIL'S APPROVAL TO IMPOSE A LOCAL IMPROVEMENT FRONTAGE TAX ON THE 1989 TAX STATEMENT FOR PROJECTS COMPLETED BETWEEN 1988 JUNE 01 AND 1989 MAY 31.

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RECOMMENDATION

1. THAT a frontage tax by-law be brought down to impose a local improvement frontage tax on the benefiting properties included in the projects listed in Schedules 1 to 17 of this report.

REPORT

Annually it is necessary, pursuant to Sections 481 and 661 of the Municipal Act, to pass a by-law to impose frontage taxes for local improvement works. The 1989 by-law will cover those works on which construction was completed in 1988 or which will be completed by 1989 May 31. Details of the works are shown on Schedules 1 to 17 attached. Following is a summary of the works involved:

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Schedule	Construction By-law	Description of Works	Annual Levy	No. of Years
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1	8720	Pavement, walks, replacement walk, storm sewers, trees	\$20,933.27	15
2	8978	Pavement, curbs, walks, replacement walk, trees	4,781.77	15
3	8979	Pavement, curbs, walks, trees	56,957.49	15
4	8980	Pavement, walks, curbs, storm sewers, trees	27,699.73	15
5	8981	Pavement, walks, curbs, trees	12,699.74	15
6	8982	Pavement, walks, curbs, trees	6,294.49	15
7	8983	Pavement, curbs, trees	12,055.00	15
8	8984	Pavement, curbs, walks, storm sewers, trees	2,739.43	15
9	8986	Pavement, curbs, storm sewers, trees	362.20	15
10	8987	Pavement, curbs, walks, trees	432.00	15
11	9004	Pavement, curbs, walks, trees	3,716.92	15
12	9005	Pavement, curbs, trees	7,075.45	15
13	9041	Pavement, curbs, trees	2,944.38	15
14	8891	Ornamental street lighting	58,355.18	10
15	8968	Pavement - lane	657.15	5
16	9003	Pavement - lane	325.95	5
17	9048	Pavement - lane	1,457.80	5

\$219,487.95

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With Council's approval, the first billing will appear on the 1989 tax statement.

It is recommended that a frontage tax by-law be brought down to impose a local improvement frontage tax on the benefiting properties included in the projects listed in Schedules 1 to 17 of this report.

Howard Karras  
DIRECTOR FINANCE

MB:jh  
Attach.

cc: Director Engineering  
Municipal Solicitor  
Municipal Clerk

SCHEDULE 1, CONSTRUCTION BY-LAW NO. 8720

11 m pavement walks both sides  
 replacement walk on west side  
 storm sewers and trees as required

1. Sperling Avenue - Oakland Street to Arcola Street
2. Sperling Avenue - Oakland Street to Arcola Street

Rate Per Taxable Front Foot \$	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable \$	Project No.
3.73	3,018.62	2,503.85	9,339.38	86-018
3.50	3,362.98	3,312.49	11,593.89	86-918
	6,381.60	5,816.34	20,933.27	

The total actual foot frontage is 6,381.60 feet;  
 the total taxable foot frontage is 5,816.34 feet;  
 and the sum required to be raised annually during  
 the period of 15 years is \$20,933.27.

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SCHEDULE 2, CONSTRUCTION BY-LAW NO. 8978

8.5 m pavement widening to 11 m at Grange Street intersection, curb and walk east side, curb and replacement walk west side and trees as required

1. Booth Avenue - Grafton Street to Grange Street

Project No.	Total Annual Frontage Tax Payable \$	Taxable Foot Frontage	Actual Foot Frontage	Rate Per Taxable Front Foot \$
87-004	2,664.23	498.92	609.82	c/w 5.34
87-904	2,117.54	443.00	584.00	r/w 4.78
	<u>4,781.77</u>	<u>941.92</u>	<u>1,193.82</u>	

The total actual foot frontage is 1,193.82 feet; the total taxable foot frontage is 941.92 feet; and the sum required to be raised annually during the period of 15 years is \$4,781.77.

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SCHEDULE 3, CONSTRUCTION BY-LAW NO. 8979

8.5 m pavement curb and walk both sides and trees as required

1. Denbigh Avenue - Oakland Street to Irving Street
2. Eleventh Avenue - Kingsway to Fifteenth Street
3. Forest Street - Smith Avenue to Macdonald Avenue
4. McKay Avenue - Portland Street to Boxer Street
5. Selma Avenue - Oakland Street to Irving Street
6. Waverley Avenue - Victory Street to Watling Street

Rate Per Taxable Front Foot	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable	Project No.
\$			\$	
5.34	2,374.33	2,308.33	12,326.50	87-005
5.34	2,521.14	2,521.14	13,462.88	87-007
5.34	2,042.71	1,939.50	10,356.93	87-011
5.34	1,177.45	640.55	3,420.54	87-016
5.34	2,374.33	2,231.35	11,915.38	87-021
5.34	1,154.79	1,025.33	5,475.26	87-028
	<u>11,644.75</u>	<u>10,666.20</u>	<u>56,957.49</u>	

The total actual foot frontage is 11,644.75 feet; the total taxable foot frontage is 10,666.20 feet; and the sum required to be raised annually during the period of 15 years is \$56,957.49.

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SCHEDULE 4, CONSTRUCTION BY-LAW NO. 8980

8.5 m pavement, curb and walk both sides, storm sewer and trees as required

1. Dickens Street - Waltham Avenue to Gilley Avenue
2. Farrington Street - Inman Avenue to Patterson Avenue
3. Leibly Avenue - Imperial Street to Morley Street
4. Mary Avenue - 14th Avenue to 16th Avenue
5. Wilberforce Street - Cariboo Road to Elford Street

Rate Per Taxable Front Foot	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable	Project No.
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5.34	1,916.65	1,752.67	9,359.28	87-006
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5.34	990.53	789.00	4,213.28	87-009
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5.34	1,011.32	809.54	4,322.94	87-014
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5.34	1,278.45	962.87	5,141.73	87-015
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5.34	908.55	873.12	4,662.50	87-029
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6,105.50

5,187.20

27,699.73

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The total actual foot frontage is 6,105.50 feet; the total taxable foot frontage is 5,187.20 feet; and the sum required to be raised annually during the period of 15 years is \$27,699.73.

SCHEDULE 5, CONSTRUCTION BY-LAW NO. 8981

8.5 m pavement, curb north side, curb and walk other side and trees as required

1. Union Street - Duthie Avenue East to the east property line of Lot 301, 7316 Union Street

2. Wilmifred Street - Patterson Avenue to McKay Avenue

Rate Per Taxable Front Foot \$	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable \$	Project No.
C 4.22	672.09	582.09	2,456.42	87-026
C/W 5.34	698.89	596.38	3,184.69	87-926
C 4.22	823.81	802.81	3,387.86	87-030
C/W 5.34	764.49	687.41	3,670.77	87-930
	<u>2,959.28</u>	<u>2,668.69</u>	<u>12,699.74</u>	

The total actual foot frontage is 2,959.28 feet; the total taxable foot frontage is 2,668.69 feet; and the sum required to be raised annually during the period of 15 years is \$12,699.74.

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SCHEDULE 6, CONSTRUCTION BY-LAW NO. 8982

8.5 m pavement, curb, walk both sides and sidewalk only south side lot 54 to Sussex and trees as required.

1. Grassmere Street - Willingdon Avenue east to Parcel A, lots 234 and 235, 4651 Grassmere Street on the north side and to Sussex Avenue on the south side.

Project No.	Total Annual Frontage Tax Payable \$	Taxable Foot Frontage	Actual Foot Frontage	Rate Per Taxable Front Foot \$
87-013	5,898.75	1,104.63	1,617.34	C/W 5.34
87-913	395.74	309.17	309.17	S/W 1.28
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	6,294.49	1,413.80	1,926.51	

The total actual foot frontage is 1,926.51 feet; the total taxable foot frontage is 1,413.80 feet; and the sum required to be raised annually during the period of 15 years is \$6,294.49.

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SCHEDULE 7, CONSTRUCTION BY-LAW NO. 8983

8.5 m pavement curb both sides and trees as required.

1. Portland Street - Sussex Avenue east to Gray Avenue on the north side and to the east property line of Lot 4, 4638 Portland Street, on the south side.
2. Watling Street - Boundary Road to Joffre Avenue

Rate Per Taxable Front Foot	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable
\$			\$
4.22	2,336.42	1,907.36	8,049.07
4.22	1,090.62	949.27	4,005.93
	<u>3,427.04</u>	<u>2,856.63</u>	<u>12,055.00</u>

The total actual foot frontage is 3,427.04 feet; the total taxable foot frontage is 2,856.63 feet; and the sum required to be raised annually during the period of 15 years is \$12,055.00.

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Project No.

87-020  
 87-027

SCHEDULE 8, CONSTRUCTION BY-LAW NO. 8984

11 m pavement, curb and walk both sides,  
storm sewer and trees as required

1. First Street - 17th Avenue to 18th Avenue

Rate Per Taxable Front Foot \$	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable \$	Project No.
5.34	617.79	513.00	2,739.43	87-010
	617.79	513.00	2,739.43	

The total actual foot frontage is 617.79 feet;  
the total taxable foot frontage is 513.00 feet;  
and the sum required to be raised annually during  
the period of 15 years is \$2,739.43.

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SCHEDULE 9, CONSTRUCTION BY-LAW NO. 8986

8.5 m pavement widening, curb one side, storm sewer and trees as required.

1. Macpherson Avenue - Carson Street to Patrick Street east side only

Rate Per Taxable Front Foot \$	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax \$	Project No.
2.54	227.28	142.60	362.20	87-017
	227.28	142.60	362.20	

The total actual foot frontage is 227.28 feet; the total taxable foot frontage is 142.60 feet; and the sum required to be raised annually during the period of 15 years is \$362.20.

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SCHEDULE 10, CONSTRUCTION BY-LAW NO. 8987

14 M pavement widening, curb and walk one side, trees as required

1. Springer Avenue - Broadway to Loughheed Highway - east side only

Rate Per Taxable Front Foot	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable	Project No.
3.20	379.89	135.00	432.00	87-022
	379.89	135.00	432.00	

The total actual foot frontage is 379.89 feet; the total taxable foot frontage is 135.00 feet; and the sum required to be raised annually during the period of 15 years is \$432.00.

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SCHEDULE 11, CONSTRUCTION BY-LAW NO. 9004

11 m pavement widening to 14 m between Hunter and Loughheed Highway, curb and walk east side, curb west side, and trees as required.

1. Bell Avenue - Salish Court to Loughheed Highway

Rate Per	Actual	Taxable	Total Annual	Project
Front Foot	Front	Foot	Frontage Tax	No.
\$	Frontage	Frontage	Payable	
C/W 5.34	409.84	448.48	2,394.88	87-003
C 4.22	313.28	313.28	1,322.04	87-903
	723.12	761.76	3,716.92	

The total actual foot frontage is 723.12 feet; the total taxable foot frontage is 761.76 feet; and the sum required to be raised annually during the period of 15 years is \$3,716.92.

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SCHEDULE 12, CONSTRUCTION BY-LAW NO. 9005

11 m pavement tapering to 9 m at Carson Street to Marine Drive, curbs both sides and trees as required.

1. Sussex Avenue - Rumble Street to Marine Drive on the west side, Rumble Street to Portland Street on the east side

Rate Per Taxable Front Foot \$	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax \$	Project No.
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4.22	2,502.18	1,676.65	7,075.45	87-025
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	2,502.18	1,676.65	7,075.45	

The total actual foot frontage is 2,502.18 feet; the total taxable foot frontage is 1,676.65 feet; and the sum required to be raised annually during the period of 15 years is \$7,075.45.

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SCHEDULE 13, CONSTRUCTION BY-LAW NO. 9041

8.5 m pavement curbs both sides and trees as required

1. Winnifred Street - Bradley Avenue to Sussex Avenue

Rate Per Taxable Front Foot \$	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable \$
4.22	803.90	697.72	2,944.38
	803.90	697.72	2,944.38

Project No.

88-002

The total actual foot frontage is 803.90 feet; the total taxable foot frontage is 697.72 feet; and the sum required to be raised annually during the period of 15 years is \$2,944.38.

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SCHEDULE 14, CONSTRUCTION BY-LAW NO. 8891

Ornamental Street Lighting

Rate Per Front Foot	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable	Project No.
\$			\$	
.75	2,693.19	2,232.52	1,674.39	86-024
.75	2,092.88	1,308.47	981.36	86-025
.75	1,193.96	1,110.06	832.58	86-026
.75	1,541.47	1,452.64	1,089.52	86-027
.75	19,890.91	14,921.55	11,191.51	86-028
.75	1,282.03	1,067.88	800.92	86-029
.75	2,912.47	2,927.26	2,195.47	86-030
.75	1,789.73	1,789.73	1,342.35	86-031
.75	616.08	673.90	505.44	86-033

1. Balmoral Street - Colborne Avenue to Sperling Avenue
2. Beta Avenue - Loughheed Highway south to cul de sac
3. Booth Avenue - Gratton Street to Grange Street
4. Burford Street - Griffiths Avenue to Imperial Street
5. Canada Way/Sixth Street Area - generally bounded by Canada Way, Sixth Street, 11th Avenue and 19th Avenue
6. Carnegie Street - Kensington Avenue to Brooklyn Avenue
7. Chaffey Avenue - Grange Street to Burke Street
8. Clinton Street - Hedley Avenue west to lane east of Gilley Avenue
9. Eglington Street east from the west property line of Lot 172 on the south and Lot 168 on the north to cul de sac

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SCHEDULE 14, CONSTRUCTION BYLAW NO. 8891  
(Continued)

Project No.	Total Annual Frontage Tax Payable	Taxable Foot Frontage	Actual Foot Frontage	Rate Per Front Foot Taxable	Description
86-034	784.69	1,046.16	1,046.16	.75	10. Elsom Avenue - Sardis Street to Grafton Street
86-035	1,559.46	2,079.20	2,186.21	.75	11. Elwell Street - Canada Way to Sixth Street
86-036	1,288.48	1,717.88	1,958.56	.75	12. Fir Street - Smith Avenue to Macdonald Avenue
86-037	1,551.95	2,069.20	2,156.54	.75	13. Goodlad Street - Canada Way to Sixth Street
86-038	2,064.18	2,752.18	3,279.96	.75	14. Harken Drive Area - Portions of Harken Drive, Pioneer Avenue and Beamish Court
86-040	198.92	265.23	558.50	.75	15. Macdonald Avenue - Fir Street to Pine Street
86-041	432.15	576.19	1,154.47	.75	16. Macdonald Avenue - Williams Street to Kitchenner Street
86-042	1,660.99	2,214.66	2,733.24	.75	17. McKay Avenue - Rumble Street to Boxer Street
86-043	3,600.60	4,800.71	5,142.57	.75	18. Malvern Avenue - Burris Street to Imperial Street
86-044	1,847.32	2,463.06	2,522.43	.75	19. Napier Street - Douglas Road to Gilmore Avenue
86-045	6,016.32	8,021.76	6,397.75	.75	20. Paterson Avenue - Kingsway to south property line of N.W. 2265, D.L. 151, Lots 1 - 238, 4134 Maywood Street
86-046	7,683.02	10,243.79	12,159.50	.75	21. Paulus Crescent Area - generally bounded by Cliff Avenue, Duthie Avenue, Buchanan Street and Paulus Cr.
86-047	998.99	1,331.98	1,605.56	.75	22. Price Street - Boundary Road to Smith Avenue

SCHEDULE 14, CONSTRUCTION BYLAW NO. 8891  
 (Continued)

Rate Per Taxable Front Foot	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax Payable	Project No.
.75	1,967.53	1,830.90	1,373.19	86-048
.75	890.08	655.50	491.64	86-049
.75	2,383.76	2,262.76	1,697.07	86-050
.75	6,635.00	5,370.54	4,027.99	86-051
.75	610.50	619.56	464.68	86-053
	89,401.04	77,805.27	58,355.18	

The total actual foot frontage is 89,401.04 feet; the total taxable foot frontage is 77,805.27 feet; and the sum required to be raised annually during the period of 10 years is \$58,355.18.

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SCHEDULE 15, CONSTRUCTION BY-LAW NO. 8968

14 feet wide, 2 inches in depth, asphaltic pavement - lane

1. Glynde Avenue - lane east of Glynde Avenue, north from Cambridge Street to the north property line of Lot G, D.L. 189, PL 20093 (340 North Glynde Avenue)

Rate Per	Actual	Taxable	Total Annual	Project
Front Foot	Foot	Foot	Frontage Tax	No.
Front Foot	Frontage	Frontage	Payable	
1.00	657.15	657.15	657.15	88-001
	657.15	657.15	657.15	

The total actual foot frontage is 657.15 feet; the total taxable foot frontage is 657.15 feet; and the sum required to be raised annually during the period of 5 years is \$657.15.

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SCHEDULE 16, CONSTRUCTION BY-LAW NO. 9003

14 feet wide, 2 inches deep, asphaltic pavement - lane

1. Dawson Street - lane south of Dawson Street, west of Rosser Avenue from the east property of lot 33, D.. 119, to the west property line of lot 33 (2211 Rosser Avenue)

Rate Per Taxable Front Foot \$	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax \$	Project No.
1.00	325.95	325.95	325.95	88-003
	325.95	325.95	325.95	

The total actual foot frontage is 325.95 feet; the total taxable foot frontage is 325.95 feet; and the sum required to be raised annually during the period of 5 years is \$325.95.

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SCHEDULE 17, CONSTRUCTION BY-LAW NO. 9048

14 feet wide, two inches deep, asphaltic pavement - lane

1. Neville Street - lane north of Neville Street between Dow Avenue and Gray Avenue

Rate Per Taxable Front Foot \$	Actual Foot Frontage	Taxable Foot Frontage	Total Annual Frontage Tax \$
1.00	1,457.80	1,457.80	1,457.80
	1,457.80	1,457.80	1,457.80

Project  
No.

88-004

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The total actual foot frontage is 1,457.80 feet; the total taxable foot frontage is 1,457.80 feet; and the sum required to be raised annually during the period of 5 years is \$1,457.80.

