

RE: LOCAL IMPROVEMENT STREET PROGRAM
(ITEM 23, REPORT NO. 8, 1989 OCTOBER 23)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER

1990 January 19

FROM: DIRECTOR FINANCE

File: I52-8

SUBJECT: LOCAL IMPROVEMENT STREET PROGRAM
(ITEM 23, REPORT NO. 8, 1989 OCTOBER 23)

PURPOSE: To obtain Council approval of the cost report covering
the local improvement program to be initiated in 1990.

=====

RECOMMENDATIONS

1. THAT Council adopt the local improvement cost report as shown on Schedule 1; and
2. THAT the Municipal Clerk initiate the program as approved; and
3. THAT a bylaw be brought forward to amend Burnaby Local Improvement Charges Bylaw No. 8417 to reflect the updated frontage rates and commutation factors shown on Schedules 2 and 3.

REPORT

On December 18th, 1989, Council approved proceeding with approximately \$2.7 million of local improvement street works throughout the municipality. As part of that process the Municipal Act requires that a cost report related to the work be approved by Council prior to the work being initiated.

Schedule 1 attached summarizes the proposed local improvement street program. It shows each local improvement work to be initiated and its estimated cost. Also shown is the portion of the cost to be borne by the abutting homeowners. A map showing the projects listed in Schedule 1 will be posted and available for viewing in the Council Chambers on 1990 February 05.

A review indicates that construction costs have increased since the last local improvement program was constructed in 1988. However, these increases are partially offset by Council's decision to internally finance local improvement works. If these works were to be financed externally, the cost of borrowing would be approximately 12% as compared with the 10% rate used for determining the owners' share of this program. The net result is that the annual cost to the homeowner for an 8.5m pavement with curbs will be \$4.60 per taxable front foot as compared with \$4.22 per foot in 1988, a net increase of 9%. The rates for all other works were also reviewed and adjusted. The adjusted rates for the program are shown on Schedule 2 attached.


ITEM	3
MANAGER'S REPORT NO.	9
COUNCIL MEETING	90/02/05

The Municipal Act allows the abutting owners the option to pay, in a lump sum, their portion of the cost of the local improvement work. The factors used to calculate the amount required to commute the annual charge have been amended to reflect the 10% interest rate that was used in determining the owners' share of the cost. The charges bylaw will need to be updated with the commutation factors shown on Schedule 3 attached.

It is recommended that Council adopt the local improvement cost report as shown on Schedule 1.

It is recommended that the Municipal Clerk initiate the program as approved.

It is recommended that a bylaw be brought forward to amend Burnaby Local Improvement Charges Bylaw No. 8417 to reflect the updated frontage rates and commutation factors as shown on Schedules 2 and 3.

for 
Howard Karras
DIRECTOR FINANCE

RAE:gw
Attach.

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

Project No.	Location of Work	Length in Metres	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost of the Work \$	Owners Share of the Estimated Cost \$	Frontage Tax Rate \$
<u>8.5m pavement (28'), curb one side, curb and walk other side, and trees as required</u>							
89-005	Chesham Avenue - Burke Street to Bond Street - curb west side - curb and walk east side	160	411.00 405.50	445.00 465.00	65,925	14,380 18,043	4.60 5.85
89-012	McKay Avenue - Rumble Street to Southwood Street - curb east side - curb and walk west side	156	343.50 374.00	429.00 406.00	69,337	12,018 16,641	4.60 5.85
<u>8.5m pavement (28'), widening to 11m (36'), curb one side, curb and walk other side, and trees as required</u>							
89-021	15th Avenue - Fourth Street to Sixth Street - curb south side - curb and walk north side	265	716.50 695.00	834.50 834.50	129,644	25,069 30,925	4.60 5.85
		<u>581</u>	<u>2,945.50</u>	<u>3,414.00</u>	<u>264,906</u>	<u>117,076</u>	
<u>8.5m pavement (28'), curbs both sides and trees as required</u>							
89-016	Peter Street - Boundary Road to Joffre Avenue	180	967.00	1,089.00	78,869	33,833	4.60
<u>11m pavement (36'), curb and walk one side, curb and replacement walk other side and trees as required</u>							
89-007	Clinton Street - Roslyn Avenue to MacPherson Avenue - curb and walk north side - replacement walk south side	200	585.00 586.00	585.00 586.00	125,438	26,030 23,311	5.85 5.23
		<u>200</u>	<u>1,171.00</u>	<u>1,171.00</u>	<u>125,438</u>	<u>49,341</u>	

ITEM
 MANAGER'S REPORT NO. 9
 COUNCIL MEETING 90/02/05

LOCAL IMPROVEMENT COST REPORT PER SECTION 662, MUNICIPAL ACT

Project No. Location of Work	Length in Metres	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost of the Work \$	Owners Share of the Estimated Cost \$	Frontage Tax Rate \$
<u>Sidewalk only, one side</u>						
89-008 Gilley Avenue - Dickens Street to Oakland Avenue - sidewalk west side	<u>195</u>	<u>159.00</u>	<u>636.00</u>	<u>11,431</u>	<u>1,693</u>	1.40
<u>8.5m pavement (28'), curbs both sides, storm sewer and trees as required</u>						
89-009 Grafton Court - Forglan Drive to cul-de-sac	65	332.00	387.00	42,800	11,616	4.60
89-006 Cliff Avenue - Union Street to Curtis Street	<u>287</u>	<u>1,402.00</u>	<u>1,664.00</u>	<u>165,119</u>	<u>49,053</u>	4.60
	<u>352</u>	<u>1,734.00</u>	<u>2,051.00</u>	<u>207,919</u>	<u>60,669</u>	
<u>11m pavement (36'), curb and walk both sides narrowing to 8.5m pavement (28'), curb one side, curb and replacement walk other side, storm sewer and trees as required</u>						
89-010 Hythe Avenue - Hastings Street to Dundas Street - 11m (36') pavement with curb and walks both sides	665	2,440.50	2,507.50	674,406	108,591	5.85
Hythe Avenue - Dundas Street to Cambridge Street - 8.5m (28') pavement with curb west side		627.00	627.00		21,938	4.60
- replacement walk east side		<u>627.00</u>	<u>627.00</u>		<u>24,942</u>	5.23
	<u>665</u>	<u>3,694.50</u>	<u>3,761.50</u>	<u>674,406</u>	<u>155,471</u>	

110

ITEM
 MANAGER'S REPORT NO. 9
 COUNCIL MEETING 90/02/05

LOCAL IMPROVEMENT COST REPORT PER SECTION 662, 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 of the Work</u> \$	<u>Owners Share of the Estimated Cost</u> \$	<u>Frontage Tax Rate</u> \$
<u>8.5m pavement (28'), curb one side, curb and walk other side, and trees as required</u>							
89-011	Kincaid Street - MacDonald Avenue to Carlton Avenue						
	- curb north side	210	70.00	423.50	101,550	2,449	4.60
	- curb and walk south side		511.50	595.50		22,760	5.85
		<u>210</u>	<u>581.50</u>	<u>1,019.00</u>	<u>101,550</u>	<u>25,209</u>	
<u>8.5m pavement (28'), curb one side, curb and walk other side, storm sewer and trees as required</u>							
89-013	Manor Street - Royal Oak Avenue to Douglas Road						
	- curb north side	456	1,188.00	1,188.00	370,031	41,566	4.60
	- curb and walk south side		1,412.50	1,329.00		62,850	5.85
		<u>456</u>	<u>2,600.50</u>	<u>2,517.00</u>	<u>370,031</u>	<u>104,416</u>	
<u>8.5m pavement (28'), curb and walks both sides and trees as required</u>							
89-014	Mary Avenue - 12th Avenue to 14th Avenue	280	1,172.50	1,625.50	145,000	52,171	5.85
89-015	Pandora Street - Warwick Avenue to Fell Avenue	200	578.50	1,006.00	108,875	25,741	5.85
89-022	18th Avenue - Humphries Avenue to Mary Avenue	180	1,056.00	1,056.00	87,400	46,987	5.85
		<u>660</u>	<u>2,807.00</u>	<u>3,687.50</u>	<u>341,275</u>	<u>127,899</u>	

//

ITEM
 MANAGER'S REPORT NO. 3
 COUNCIL MEETING 90/02/05 9



LOCAL IMPROVEMENT COST REPORT PER SECTION 662, MUNICIPAL ACT

Project No. Location of Work	Length in Metres	Taxable Foot Frontage	Actual Foot Frontage	Estimated Cost of the Work \$	Owners Share of the Estimated Cost \$	Frontage Tax Rate \$
<u>8.5m pavement (28'), curb and replacement walks both sides, storm sewer and trees as required</u>						
89-017 Triumph Street - Boundary Road to Ingleton Avenue	335	1,397.00	1,980.00	200,406	55,572	5.23
89-018 Triumph Street - MacDonald Avenue to Gilmore Avenue	150	752.50	863.50	101,400	29,934	5.23
	<u>485</u>	<u>2,149.50</u>	<u>2,843.50</u>	<u>301,806</u>	<u>85,506</u>	
<u>8.5m pavement (28'), curb and walk both sides, storm sewer and trees as required</u>						
89-019 Watling Street - Sussex Avenue to Frederick Avenue	255	947.50	1,518.50	169,706	42,160	5.85
<u>8.5m pavement (28') widening to 11m (36'), curb one side, curb and walk other side, storm sewers and and trees as required</u>						
89-020 William Street - Carleton Avenue to Madison Avenue						
- curb north side	200	594.50	594.50	77,663	20,800	4.60
- curb and walk south side		574.00	574.00		25,541	5.85
	<u>200</u>	<u>1,168.50</u>	<u>1,168.50</u>	<u>77,663</u>	<u>46,341</u>	
TOTALS	<u>4,439</u>	<u>20,925.50</u>	<u>24,876.50</u>	<u>2,725,000</u>	<u>846,614</u>	

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

ITEM
 MANAGER'S REPORT NO. 3
 COUNCIL MEETING 90/02/05

112

FRONTAGE RATES FOR THE LOCAL IMPROVEMENT STREET PROGRAM (to be initiated in 1990)

<u>Description of Work</u>	<u>Proposed Annual Charge Per Taxable Front Foot</u> \$	<u>Number of Annual Instalments</u>	<u>Previous Annual Charge (B/L 8417/8960) Per Taxable Front Foot</u> \$
1. Minimum 8.5m pavement with curb, or curb and walk, or curb and replacement walk, storm sewers and tree planting as required	4.60 curb only	15 years	4.22 curb only
	5.85 curb and walk	15 years	5.34 curb and walk
	5.23 curb and replacement walk	15 years	4.78 curb and replacement walk
2. 11m pavement with curb and walk narrowing to 8.5m, with curb one side, curb and replacement walk other side, storm sewers and tree planting as required	4.60 curb only	15 years	4.22 curb only
	5.85 curb and walk	15 years	5.34 curb and walk
	5.23 curb and replacement walk	15 years	4.78 curb and replacement walk
3. 8.5m pavement widening to 11m, curb one side, curb and walk other side, storm sewer and tree planting as required	4.60 curb only	15 years	4.22 curb only
	5.85 curb and walk	15 years	5.34 curb and walk
4. Sidewalk only	1.40 sidewalk only	15 years	1.28 sidewalk only
5. Sidewalk crossings - residential - commercial	6.21 *	15 years	4.86
	25.80 *	15 years	19.47

* annual charge per crossing

1990 January 17
Finance
I52-8

113

ITEM
MANAGER'S REPORT NO. 3
COUNCIL MEETING 9
90/02/05

ITEM	3
MANAGER'S REPORT NO.	9
COUNCIL MEETING	90/02/05

SCHEDULE 3

COMMUTATION TABLE FOR FRONTAGE TAX
RATES REPAYABLE OVER 15 YEARS

<u>Number of Annual Special Charges Unpaid</u>	<u>Factor</u>
15	7.606
14	7.367
13	7.103
12	6.814
11	6.495
10	6.145
9	5.759
8	5.335
7	4.868
6	4.355
5	3.791
4	3.170
3	2.487
2	1.736

114

COMMUTATION TABLE FOR FRONTAGE TAX
RATES REPAYABLE OVER 10 YEARS

<u>Number of Annual Special Charges Unpaid</u>	<u>Factor</u>
10	6.145
9	5.759
8	5.335
7	4.868
6	4.355
5	3.791
4	3.170
3	2.487
2	1.736

COMMUTATION TABLE FOR FRONTAGE TAX
RATES REPAYABLE OVER 5 YEARS

<u>Number of Annual Special Charges Unpaid</u>	<u>Factor</u>
5	3.791
4	3.170
3	2.487
2	1.736