

ITEM 1  
MANAGER'S REPORT NO. 3  
COUNCIL MEETING 91/01/21

TO: MUNICIPAL MANAGER

1991 January 16

FROM: ACTING DIRECTOR FINANCE

File: I52-8

SUBJECT: LOCAL IMPROVEMENT STREET PROGRAM  
(to be initiated in 1991)  
(ITEM 14, REPORT NO. 52, 1990 AUGUST 27)

PURPOSE: To obtain approval of the cost report for a local improvement street program to be initiated in 1991.

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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 shown on Schedule 2.

REPORT

On 1990 August 27 Council approved proceeding with approximately \$3.0 million of local improvement street works throughout the municipality. As part of the process, Section 662 of the Municipal Act requires that a cost report related to the work be approved by Council prior to the work being initiated.

The cost report (Schedule 1 attached) summarizes the proposed local improvement street program and shows each work to be initiated with its estimated cost. Also shown is the portion of the cost to be borne by the abutting homeowners.

In order to determine the appropriate annual charge to the homeowner for the local improvement work, a review of construction costs was conducted by the Director Engineering. This review indicates that costs have increased significantly since the last local improvement program was constructed in 1990.

The increase in construction costs has resulted in the need for an increase in the annual charge to the property owner. For a standard 8.5 meter pavement with curbs the annual charge will now be \$5.83 per taxable front foot, an increase of \$1.23 over the annual charge used in 1990. This increase reflects 1991 costs and compares favourably with the rate used in Vancouver for similar work (\$7.11 per taxable foot).

The rates for all other works were also reviewed. The proposed rates for the program are shown on Schedule 2 attached. This change results in the need to amend the Burnaby Local Improvement Charges Bylaw with the updated rates shown on Schedule 2.

Only a portion of proposed local improvement programs are approved by the homeowners. If 80% of this program is approved, additional debt repayments, after allowing for the payment of the frontage tax rates, will increase the tax draw by approximately \$147,000 per year beginning in 1992.

RAE:gw  
Attach.

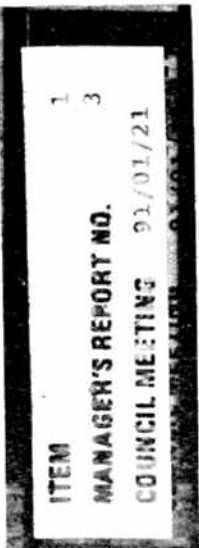


Rick Elligott  
ACTING DIRECTOR FINANCE

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

LOCAL IMPROVEMENT COST REPORT PER SECTION 662, MUNICIPAL ACT

Project No.	Location of Work	Length in Metres	Actual Foot Frontage	Taxable Foot Frontage	Estimated Cost of the Work	Estimated Cost	Share of the Owners	Frontage Tax Rate
			Foot	Foot	\$	\$		\$
91-004	Oakglen Drive - Buxton Street to Royal Oak Avenue 8.5m pavement, curb one side, curb and walk other side and trees as required	250	633.00	380.00	62,194	16,850	5.83	7.24
	- curb east side - curb and walk west side			643.00	93,291	35,408		
91-009	Venables Street - Delta Avenue to Springer Avenue 8.5m pavement, curb and walk both sides, storm sewer and trees as required	310	1,870.00	1,724.58	267,146	94,964	7.24	7.24
91-010	Frederick Avenue - Victory Street to Kumble Street	400	2,155.50	1,430.50	469,016	78,774	7.24	7.24
91-016	Sassex Avenue - Buxton Street to Grafton Street	270	1,355.00	930.50	279,551	51,240	7.24	7.24
91-022	Cardiff Street - Boundary Road to Cardiff Place; north on Cardiff Place to north property line of lot D, 3753 Cardiff Place 8.5m pavement, curb one side, curb and walk other side, a portion with curb and walk both sides and trees as required	260	505.00	415.00	52,169	19,402	5.83	7.24
	- curb only north side of Cardiff Street - curb and walk south side of Cardiff Street and on the portion of Cardiff Place		779.50	704.50	63,762	38,795		



LOCAL IMPROVEMENT COST REPORT PER SECTION 662, MUNICIPAL ACT

Project No.	Location of Work	Length in Metres	Actual Foot Frontage	Taxable Foot Frontage	Estimated Cost of the Work \$	Share of the Estimated Cost \$	Frontage Tax Rate \$
91-003	Charles Street - Sperling Avenue to dead-end - curb south side - curb and walk north side 8.5m pavement, curb one side, curb and walk other side, storm sewer and trees as required	140	420.00	327.00	52,310	14,500	5.83
91-005	Dundas Street - Carleton Avenue to Madison Avenue 8.5m pavement, curb and replacement walks both sides and trees as required	200	1,188.00	1,166.50	125,296	109,752	6.54
91-006	Dunedin Street and Duncan Avenue - Cliff Avenue to Duncan Avenue and Dunedin Street to Curtis Street - curb and walks - northern side of the portion of Dunedin Street from Invergarry Avenue to Duncan Avenue - curb only 8.5m pavement, curb and walk both sides, a portion of pavement with curbs only, storm sewer and trees as required	420	1,446.00	947.00	234,164	52,149	7.24
91-011	Victory Street - Boundary Road to Joffre Avenue 8.5m pavement, curb both sides, trees as required	190	1,082.00	964.00	131,498	42,747	5.83

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91-001	11m pavement, curb one side, curb and walk other side, storm sewer and trees as required Carleton Avenue - Kitchenner Street to Williams Street - curb west side - curb and walk east side	220	614.00	154.00	109,280	6,829	5.83
91-007	11m pavement, curb and walk both sides, landscaped access to existing fire gate Halifax Street - Delta Avenue to east property line of lot 545 (5157 Halifax Street)	270	1,528.00	1,156.00	221,376	63,658	7.24
90-010	11m pavement, widening to 14m, curb and walk both sides and trees as required Gamma Avenue - Hastings Street to Albert Street	75	448.00	265.00	59,358	14,593	7.24
91-013	11m pavement, widening to 14m, curb and walk both sides, storm sewer and trees as required Griffiths Avenue - Imperial Street to lane north of Kingsway	350	1,682.00	535.00	335,783	29,461	7.24

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Project No.	Location of Work	Length in Metres	Actual Foot Frontage	Taxable Foot Frontage	Estimated Cost of the Work \$	Share of the Estimated Frontage Tax Rate \$	Owners
91-008	Macdonald Avenue - Albert Street to Pandora Street 1m pavement, widening to 14m, replacement walk both sides, storm sewer and trees as required	75	488.00	252.50	80,288	23,757	6.54
TOTALS		3,430	18,327.00	12,953.50	2,891,851	739,642	
	Estimated lifetime of works	20 years					
	Number of years of levy	15 years					

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FRONTAGE RATES FOR THE LOCAL IMPROVEMENT STREET PROGRAM (to be initiated in 1991)

Previous Annual Charge (B/L 8417/9417) Per Taxable Front Foot	Term of Installments	Proposed Annual Charge Per Taxable Front Foot	Description of Work
4.60 curb only	15 years	5.83 curb only	1. Minimum 8.5m pavement with curb, or curb and walk, or curb and replacement walk, storm sewers and tree planting as required
5.85 curb and walk	15 years	7.24 curb and walk	
5.23 curb and replacement walk	15 years	6.54 curb and replacement walk	
4.60 curb only	15 years	5.83 curb only	2. Minimum 1m pavement with curb, or curb and walk, or curb and replacement walk, storm sewers and tree planting as required
5.85 curb and walk	15 years	7.24 curb and walk	
5.23 curb and replacement walk	15 years	6.54 curb and replacement walk	
4.60 curb only	15 years	5.83 curb only	3. 8.5m pavement widening to 1m, curb one side, curb and walk other side, storm sewer and tree planting as required
5.85 curb and walk	15 years	7.24 curb and walk	
5.23 curb and replacement walk	15 years	6.54 curb and replacement walk	
4.60 curb only	15 years	5.83 curb only	4. 1m pavement with curb and walk widening or narrowing to 1m or 8.5m, with curb, curb and walk or curb and replacement walk other side, storm sewer and tree planting as required
5.85 curb and walk	15 years	7.24 curb and walk	
5.23 curb and replacement walk	15 years	6.54 curb and replacement walk	
1.00	5 years	2.42	5. Lane paving
0.53	5 years	1.00	6. Lane lighting
1.00	10 years	1.16	7. Ornamental street lighting
1.40	15 years	1.88	8. Sidewalk only
6.21 *	15 years	7.72	9. Sidewalk crossings - residential
25.80 *	15 years	32.26	- commercial

\* annual charge per crossing

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