

ITEM 5
MANAGER'S REPORT NO. 56
COUNCIL MEETING 92/09/08

TO: MUNICIPAL MANAGER
FROM: DIRECTOR FINANCE

1992 September 03
File: I52-8

SUBJECT: 1993 LOCAL IMPROVEMENT PROGRAM
(to be initiated in 1993)

PURPOSE: To obtain approval of the cost report for the 1993
Local Improvement Construction Program

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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 and commutation factors shown on Schedules 2 and 3.

REPORT

On 1992 August 10 Council approved proceeding with approximately \$3.5 million of local improvement streetlighting and road works projects 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 streetlighting and road paving program and shows each work to be initiated with its estimated cost. Also shown is the portion of the cost to be paid by the abutting homeowners.

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. Sidewalks, lane paving and ornamental lighting costs have increased since the last local improvement program was approved in 1991, resulting in minor increases in the annual charge to the property owners. The proposed rate changes for the program are shown on Schedule 2 attached. These changes require an amendment to the Burnaby Local Improvement Charges Bylaw.

The commutation rates for cash payment of local improvement charges were also reviewed. Previously these rates were based on an interest rate of 10% for all terms (5, 10 or 15 years). For 1992, separate rates were established for each term (7.75%, 8.50% and 9% respectively), based on Government of Canada bond yields.

Assuming 80% of this program is approved by the property owners, additional debt repayments, after allowing for the payment of the frontage tax rates, will increase the tax draw by approximately \$171,000 in 1994.

KS:aj
Attach.

K. Schmidt
for Rick Earle
DIRECTOR FINANCE

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

ITEM 5
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1993 LIP CONSTRUCTION PROGRAM
Streetlighting

No.	Project Street	Limits	Length (ft.)	Foot Frontage		Estimated Costs	Property Owner's Share of costs
				Actual	Taxable		
93-001	Adair St & Hycrest Dr	Sperling to Cliff Adair to SPL 2230 Hycrest	1521	2,541.2	2,125.9	\$23,000	\$17,435.04
93-002	Ashworth Ave & Burford St	Imperial to Burford Griffiths to Sperling	1610	2,806.8	2,268.6	25,875	18,605.96
93-003	Barnet Rd	Bayview to Ridge	1155	2,328.8	2,072.7	17,250	16,998.73
93-004	Brandon St	Inman to Patterson	561	971.0	796.4	8,625	6,531.48
93-005	Broadway	Sperling to Bainbridge	2184	3,936.3	3,757.5	46,000	30,816.20
93-006	Bryant St	Gilley to Lakeview	808	1,453.3	1,211.3	14,375	9,934.17
93-007	Carson St & McPherson Ave	McPherson to ravine McKee to Carson	1207	2,019.3	1,625.2	17,250	13,328.67
93-008	Curtis St	Holdom to Kensington	2567	4,816.7	4,659.6	51,750	38,214.54
93-009	Dunnedin St	Kensington to Grove	1023	1,749.7	1,589.4	17,250	13,035.07
93-010	Grant St	Fell to Kensington	1300	2,505.8	2,505.8	20,125	20,550.69
93-011	Highfield Dr	Warwick to EPL 5711 Highfield	742	1,385.6	1,098.9	11,500	9,012.35
93-012	Mary Ave & Nineteenth Ave	Eighteenth Ave to Edmonds Mary to Edmonds School	1155	1,991.9	1,524.9	17,250	12,506.09
93-013	McKee St & Royal Oak Ave	Royal Oak to McPherson Portland to McKee	1650	2,765.1	2,349.2	25,875	19,266.38
93-014	McKee St & Curragh Ave	Ravine west of Buller to Gilley McKee to Ewart	1980	3,410.1	2,963.2	31,625	24,301.94
93-015	Napier St	Sperling to Cliff	1353	2,460.3	2,259.1	20,125	18,527.44
93-016	Oakglen Dr	Buxton to Royal Oak	580	1,355.2	1,093.1	14,375	8,964.79
93-017	Patrick St	Dead end west of Buller to Gilley	1320	2,395.2	2,280.3	20,125	18,701.31
93-018	Portland St & Hedley Ave	Gilley to Hedley Portland to Clinton	1445	2,650.9	2,346.4	23,000	19,243.41
93-019	Sussex Ave	Buxton to Grafton	871	1,414.9	1,180.5	14,375	9,681.58
93-020	Thirteenth Ave	Davies to EPL 7430 - 13th Ave	765	3,710.0	955.5	11,500	7,836.29
93-021	Waltham Ave	Imperial to Service	2392	4,214.3	3,753.8	37,375	30,785.85
93-022	Watling St	Sussex to Gray	1320	2,232.6	1,715.4	20,125	14,068.42
TOTALS:			29,509	55,115.0	46,132.7	\$488,750	\$378,346

Note: Frontage Tax Rate - \$1.25/ft.

Number of years of levy - 10

Estimated life of work - 20 years

ITEM 15
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1993 LIP CONSTRUCTION PROGRAM
 Roadworks

Project No:	Location and Type of Work	length (ft.)	Foot Frontage		Estimated Costs	Property Owner's Share of Costs	Frontage Tax Rate	
			Actual	Taxable			Share of Costs	Tax Rate
	8.5 meters of pavement curb and walk both sides and trees as required							
93003	Bramford Avenue - Imperial Street to Oakland Street	2,541	5,052.3	4,852.7	441,000	283,176.40	7.24	7.24
93005	Eiwell Street - Colborne Avenue to Sperling Avenue	1,346	2,680.5	2,129.7	245,000	124,277.37	7.24	7.24
93007	Hardwick Street - Westminster Avenue to Canada Way	986	1,962.0	1,962.0	214,000	114,491.33	7.24	7.24
	8.5 meters of pavement curb and walks both sides, storm sewer and trees as required.							
93006	Grant Street - Fell Avenue to Kensington Avenue	1,280	2,505.7	2,433.1	285,000	141,982.09	7.24	7.24
93010	Venables Street - Willingdon Avenue to Alpha	633	1,256.1	1,256.1	220,000	73,298.96	7.24	7.24
93011	Watling Street - Frederick Avenue to Gray Avenue	386	767.3	708.8	115,000	41,361.60	7.24	7.24
	8.5 meters of pavement, curb on one side, curb and walk on the other side and trees as required							
93001	Aubrey Street - Burnwood Drive to Pinehurst Drive	1,247						
	- Curb south side		1,082.9	1,060.9	95,979	49,851.48	5.83	5.83
	- Curb and walk north side		1,177.8	1,192.9	134,021	69,610.96	7.24	7.24
93009	Sixth Street - Wesley Drive to the NPL of 7878 Burris							
	- Curb only north east side		1,725.7	1,664.7	238,702	78,223.92	5.83	5.83
	- Curb and walk south west side		1,607.4	1,400.0	249,298	81,696.16	7.24	7.24
	8.5 meters of pavement and curb, separated walk both sides, with replacement walk north side and trees as required.							
93008	Pandora Street - Carleton Avenue to Madison Avenue	597						
	- Curb and separated walk south side		594.0	589.0	54,116	34,370.74	7.24	7.24
	- Curb and replacement separated walk north side		594.0	569.0	48,884	31,047.60	6.54	6.54
	8.5 meters of pavement curb both sides replacement walk west side, storm sewer and trees as required							
93004	Cliff Avenue - Kitchener Street to Halifax Street	1,237						
	- Curb only east side		1,231.5	1,108.6	312,340	52,092.89	5.83	5.83
	- Curb and replacement walk west side		1,133.0	783.6	247,660	41,905.44	6.54	6.54
	14 meters of pavement curb both sides, walk south side storm sewer, streetlights and trees as required.							
93002	Beresford - Hedley Avenue to Conway Avenue	240						
	- Curb only north side		240.0	240.0	54,534	11,277.55	5.83	5.83
	- Curb and walk south side		240.0	232.0	65,466	13,538.22	7.24	7.24
TOTALS:			10,493	23,850.2	22,203.1	3,021,000	1,241,603	

Note: Number of years of levy - 15
 Estimated life of new pavement - 20 years

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LOCAL IMPROVEMENT FRONTAGE RATES

ITEM	Description	Cost \$/ft	P/Owner Share	Int Rate (Yrs)	ANNUAL CHARGE				Proposed	Change %
					'87	'88	'90	'91		
	Basic 28ft street - Curb & Gutter	159.86	50.00%	9.00%	3.27	4.22	4.60	5.83	5.83	0.00
	- Curbwalk	198.52	50.00%	9.00%	3.73	5.34	5.85	7.24	7.24	0.00
	- Replacement walk	189.94	50.00%	9.00%	15	4.78	5.23	6.54	6.54	0.00
	Sidewalk Only	27.39	50.00%	9.00%	15	1.28	1.40	1.88	2.00	6.38
	Lane Paving	20.06	100.00%	7.75%	5	1.00	1.00	2.42	2.50	3.31
	Ornamental Streetlighting	29.32	60.00%	8.50%	10	0.60	0.75	1.00	1.25	7.76
	Sidewalk Crossings - Residential **	62.26	100.00%	9.00%	15	4.86	4.86	7.72	7.72	0.00
	- Commercial **	260.07	100.00%	9.00%	15	19.47	19.47	32.26	32.26	0.00
	Lane lighting	6.84	100.00%	7.75%	5	0.53	0.53	1.00	1.00	0.00

** Annual Charge per Crossing