



3440 to 3640 Regent Street and 11333 2nd Avenue Local Area Service
Bylaw No. 8173

A bylaw to establish a local area service for the purposes of elimination of ditches fronting lands on Regent Street.

Whereas Section 211 of the *Community Charter* S.B.C. 2003 c. 26 authorizes the Council of the City of Richmond, by bylaw, to establish a local area service;

And Whereas Council has been petitioned by owners of land within the boundaries of the Local Area Service as defined in this Bylaw pursuant to Section 212 of the *Community Charter* to undertake the service described in this Bylaw;

And Whereas the Municipal Officer assigned responsibility under Section 148 of the *Community Charter* has certified the sufficiency of the Petition pursuant to Section 212 of the *Community Charter*;

And Whereas the estimated costs of the works is \$155,000, \$51,667 of which shall be borne by the City and the remainder of \$103,333 to be borne by the owners:

Now Therefore, The Council of the City of Richmond in opening meeting assembled enacts as follows:

DESCRIPTION OF LOCAL AREA SERVICES PROGRAM

1. The service hereby established as local service shall be the following work to be undertaken as a local area service:
 - Basic ditch elimination at:
3440 to 3640 Regent Street and 11333 2nd Avenue
2. The boundaries of the local service area shall be lands with civic addresses of 3440, 3460, 3480, 3500, 3530, 3538, 3566, 3580, 3586, 3600, 3608, 3620, 3628, 3640 Regent Street and 11333 2nd Avenue identified in greater detail in Schedule "A" attached hereto.
3. The cost of the service to be recovered by a local service tax shall be 2/3 of the actual costs of construction.
4. The owners' share of the costs shall be recovered by way of a local service tax in the form of a frontage tax.
5. Upon completion of the work, the actual cost of the work will be specially charged against the parcels benefiting from or abutting the work, being the local service area shown in Schedule "A".

FRONTAGES

- 5.1 The total taxable frontages of the parcels benefiting from or abutting the work is 150.778 metres, and the owners' share of the actual costs shall be divided between the owners based on the taxable frontage for each such owner.
- 5.2 The frontage tax to recover the owners' share shall be imposed for a period of 15 years commencing in the year after completion of construction.
- 5.3 The taxable frontage, estimated annual charge, and commuted payment amount for each parcel benefiting from or abutting the work is set out in Schedule A attached hereto.

SEVERABILITY AND CITATION

- 6. If any part, section, subsection, clause, or sub clause of this bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 7. This bylaw is cited as "3440 to 3640 Regent Street and 113332nd Avenue Local Area Service Bylaw No. 8173"

FIRST READING

JAN 08 2007

SECOND READING

JAN 08 2007

THIRD READING

JAN 08 2007

ADOPTED

MAYOR

CITY CLERK

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| CITY OF RICHMOND |
| APPROVED for content by originating dept. |
| APPROVED for legality by Solicitor |

SCHEDULE "A"

| Civic Address/ Legal Description of Property | Estimated Taxable frontage (metres) | Estimated Annual Charge for 15-Year Period | Estimated Single Lump Sum Payment |
|--|--|--|--|
| 11333 2 nd Avenue Lot B Section 3 Block 3 North Range 7 West New Westminster District Plan BCP9828 | 10.032 | 803.23 | 6875.23 |
| 3440 Regent Street West Half Lot 17 Section 3 Block 3 North Range 7 West New Westminster District Plan 17592 | 10.06 | 805.47 | 6894.42 |
| 3460 Regent Street East Half Lot 17 Section 3 Block 3 North Range 7 West New Westminster District Plan 17592 | 10.06 | 805.47 | 6894.42 |
| 3480 Regent Street West Half Lot 18 Section 3 Block 3 North Range 7 West New Westminster District Plan 17592 | 10.06 | 805.47 | 6894.42 |
| 3500 Regent Street East Half Lot 18 Section 3 Block 3 North Range 7 West New Westminster District Plan 17592 | 10.06 | 805.47 | 6894.42 |
| 3530 Regent Street Lot 190 Section 3 Block 3 North Range 7 West New Westminster District Plan 81312 | 10.044 | 804.19 | 6883.45 |
| 3538 Regent Street Lot 191 Section 3 Block 3 North Range 7 West New Westminster District Plan 81312 | 10.044 | 804.19 | 6883.45 |
| 3566 Regent Street Lot 10 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249 | 10.06 | 805.47 | 6894.42 |
| 3580 Regent Street Lot 11 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249 | 10.06 | 805.47 | 6894.42 |
| 3586 Regent Street Lot 12 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249 | 10.06 | 805.47 | 6894.42 |

| Civic Address/ Legal Description of Property | Estimated Taxable frontage (metres) | Estimated Annual Charge for 15-Year Period | Estimated Single Lump Sum Payment |
|--|--|--|--|
| 3600 Regent Street Lot 13 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249 | 10.06 | 805.47 | 6894.42 |
| 3608 Regent Street Lot 14 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249 | 10.06 | 805.47 | 6894.42 |
| 3620 Regent Street Lot 1 Section 3 Block 3 North Range 7 West New Westminster District Plan LMP43053 | 10.043 | 804.11 | 6882.77 |
| 3628 Regent Street Lot 2 Section 3 Block 3 North Range 7 West New Westminster District Plan LMP43053 | 10.043 | 804.11 | 6882.77 |
| 3640 Regent Street Lot A Section 3 Block 3 North Range 7 West New Westminster District Plan BCP9828 | 10.032 | 803.23 | 6875.23 |