



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** April 27, 2004 *To Public Works & Transportation May 19, 2004*

From: Robert Gonzalez, P.Eng.
Director, Engineering *Xc:10-6190-20-018/
Vol 01
File: 12-8060-20-7706*

Re: **Local Area Service Construction – East Side of Heather Street between Dayton Avenue and Dixon Avenue - Bylaw No. 7706**

Staff Recommendation

1. That the Local Improvement Project for Basic Ditch Elimination on East Side of Heather Street between Dayton Avenue and Dixon Avenue be adopted in accordance with the Community Charter; and
2. That Bylaw No. 7706 (Attachment 1) which establishes local area service construction at Heather Street from Dayton Avenue to Dixon Avenue be introduced and given first, second and third readings.

Robert Gonzalez, P.Eng.
Director, Engineering
(4150)

Att. 1

FOR ORIGINATING DIVISION USE ONLY						
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER		
Budgets		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Law		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Development Applications		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
REVIEWED BY TAG		YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	REVIEWED BY CAO	YES <input type="checkbox"/>	N/A <input type="checkbox"/>

Staff Report

Origin

A Local Improvement Petition (now Local Area Service) was successfully circulated and certified on March 18, 2004 for Basic Ditch Elimination on East Side of Heather Street between Dayton Avenue and Dixon Avenue as shown on the attached sketch (Attachment 2).

Analysis

In support of the Local Area Service Construction Bylaw and as required under Sections 211 and 212 of the *Community Charter*, this report confirms that:


1. The estimated cost of the work is \$113,040.00;
2. The estimated share or proportion of the total cost which will be specially charged against the parcels benefiting from or abutting on the work is \$75,360.00 and the estimated share to be borne by the City is \$37,680.00;
3. The charge per taxable front metre against the various parcels is estimated to be \$458.51;
4. The number of installments by which the special charges shall be made payable are 15.

Financial Impact

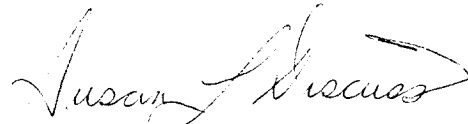
Council approved \$750,000 in the 2004 capital budget for Local Improvement Projects. The amount of \$37,680.00 would be funded from that source. The estimated balance left in this account after funding this project will be \$712,320.00.

Conclusion

We recommend that this project proceed because financing is in place and the benefiting residents have approved the work by petition in accordance with the *Community Charter*.



Siu Tse, M.Eng., P.Eng.
Manager, Engineering Planning
(4075)



Susan Discusso, C. Tech.
Engineering Assistant - Utilities
(4149)

SLD:sld



Local Area Service Bylaw No. 7706

The Council of the City of Richmond enacts as follows:

PART ONE: DESCRIPTION OF LOCAL AREA SERVICE

- 1.1 The following **work** is authorized to be undertaken as a local area service:
 - Basic ditch elimination at:
East Side of Heather Street between Dayton Avenue and Dixon Avenue
- 1.2 The estimated cost of such **work** is \$113,040.00.
- 1.3 The share of the estimated cost of **work** to be borne by the **parcels** which benefit from or abut the **work** is \$75,360.00 and the share to be borne by the **City** is \$37,680.00.
- 1.4 The estimated annual charge to be specially charged against **parcels** benefiting from or abutting the **work** is \$458.51 per metre of taxable frontage, payable in 15 annual instalments.
- 1.5 Upon completion of the work, the actual cost of the **work** will be specially charged against the **parcels** benefiting from or abutting the **work**, provided that:
 - (a) the costs to be charged will not exceed the estimated amount set out in section 1.3 by more than 10%; and
 - (b) the City will pay any costs which exceed the estimated amount by more than 10%.

PART TWO: FRONTAGES

- 2.1 The total taxable frontages of the **parcels** benefiting from or abutting the work is 164.36 metres.
- 2.2 The taxable frontage, estimated annual charge, and commuted payment amount for each **parcel** benefiting from or abutting the work is:

Civic Address/ Legal Description of Parcel	Estimated Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
8280 Heather Street	24.81	1,133.30	11,375.63
Lot 136 Section 22 Block 4 North Range 6 West New Westminster District Plan 36048			
8300 Heather Street	19.92	909.93	9,133.52
Lot 168 Section 22 Block 4 North Range 6 West New Westminster District Plan 43835			
8320 Heather Street	22.37	1,021.85	10,256.87
Lot 200 Except: Part Subdivided by Plan 77669, Section 22 Block 4 North Range 6 West New Westminster District Plan 49091			
8340 Heather Street	22.42	1,024.13	10,279.79
Lot 201 Except: Part Subdivided by Plan 77669, Section 22 Block 4 North Range 6 West New Westminster District Plan 49091			
8380 Heather Street	18.90	863.34	8,665.84
Lot 155 Section 22 Block 4 North Range 6 West New Westminster District Plan 40639			
8400 Heather Street	18.90	863.34	8,665.84
Lot 156 Section 22 Block 4 North Range 6 West New Westminster District Plan 40639			
8420 Heather Street	20.12	919.07	9,225.22
Lot 157 Section 22 Block 4 North Range 6 West New Westminster District Plan 40639			
8440 Heather Street	16.92	772.89	7,757.99
Parcel "A" (RD39101E) Lot 158 Section 22 Block 4 North Range 6 West New Westminster District Plan 40639			

PART THREE: INTERPRETATION

4.1 In this Bylaw, unless the context otherwise requires:

CITY means the City of Richmond.

PARCEL means a lot, block, or other area in which land is held or into which land is legally subdivided.

WORK means the local area service specified in section 1.1

PART FOUR: SEVERABILITY AND CITATION

4.1 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.

4.2 This bylaw is cited as “**Local Area Service Bylaw No. 7706**”.

FIRST READING

SECOND READING

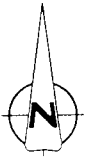
THIRD READING

ADOPTED

MAYOR

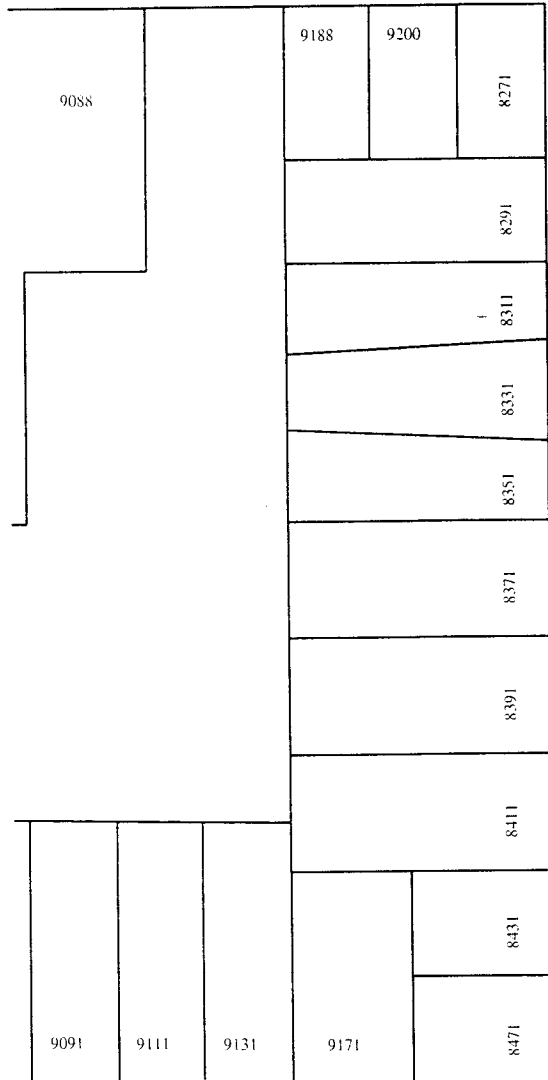
CITY CLERK

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

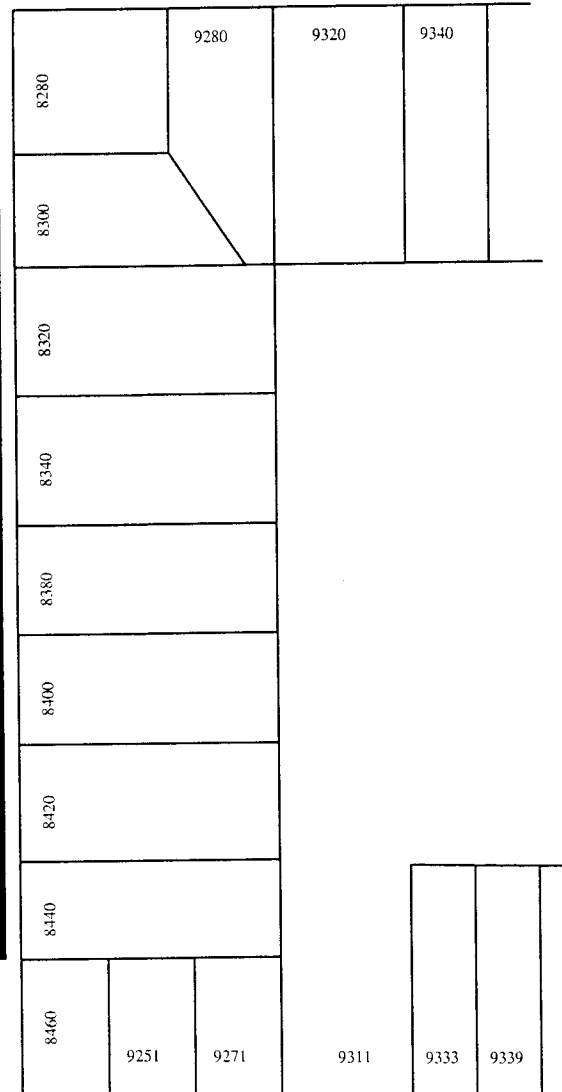


LOCAL IMPROVEMENT PROGRAM

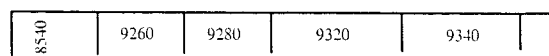
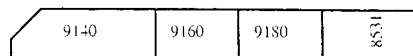
DIXON AVE.



HEATHER ST



DAYTON AVE



Scope of Work:
Basic ditch elimination, including landscaping
and asphalt driveway restoration
(does not include curb, gutter or sidewalk).

City of
Richmond

6911 No. 3 Road Richmond B.C. V6Y 2C1



LIP
EAST SIDE OF HEATHER ST.
BETWEEN DIXON AVE. &
DAYTON AVE.

SCALE: NTS DATE: DEC. 2003 SHT. No. 1 OF 1