



City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: Steve Ono, P.Eng.
Director, Engineering
Re: Local Improvement Construction - 2nd Avenue - Bylaw No. 7356

To PW+T - June 19/02
Date: May 29, 2002
xref: 6190-20.013
File: 8060-20-7356

Staff Recommendation

1. That the Local Improvement Project for Basic Ditch Elimination on 2nd Avenue – east side from south side of Steveston Highway to south side of Hunt Street; Hunt Street – north side from east side of 2nd Avenue to lane; Regent Street – north side from east side of 2nd Avenue to lane; Georgia Street – frontage of 3671 to east side of 2nd Avenue and frontage of 11451 2nd Avenue, (Attachment 1) be adopted in accordance with Section 635(2) of the Local Government Act; and
2. That Bylaw No. 7356 (Attachment 2) which authorizes local improvement construction at 2nd Avenue – east side from south side of Steveston Highway to south side of Hunt Street; Hunt Street – north side from east side of 2nd Avenue to lane; Regent Street – north side from east side of 2nd Avenue to lane; Georgia Street – frontage of 3671 to east side of 2nd Avenue and frontage of 11451 2nd Avenue, be introduced and given first, second and third readings.

Steve Ono, P.Eng.
Director, Engineering

Att.

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"/>	

Staff Report

Origin

A Local Improvement Petition was successfully circulated for Basic Ditch Elimination on 2nd Avenue – east side from south side of Steveston Highway to south side of Hunt Street; Hunt Street – north side from east side of 2nd Avenue to lane; Regent Street – north side from east side of 2nd Avenue to lane; Georgia Street – frontage of 3671 to east side of 2nd Avenue and frontage of 11451 2nd Avenue as shown on the attached sketch (Attachment 1)

The *Local Government Act* requires that Council adopt a report outlining the expected life of the local improvement and cost-sharing for it prior to adopting the Local Improvement Construction Bylaw for the work. This report satisfies those requirements of the *Local Government Act*.

Analysis

In support of the Local Improvement Construction Bylaw and as required under Section 635 of the *Local Government Act*, this report confirms that:

1. The lifetime of the work is 20 years;
2. The estimated cost of the work is \$189,990.00.
3. 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 \$80,147.63 and the estimated share to be borne by the City is \$109,842.37.
4. The charge per taxable front metre against the various parcels is estimated to be \$527.75.
5. The number of instalments by which the special charges shall be made payable are 15;
6. The percentage of the aggregate of the charges which will be accepted as the commuted value is 100%.

Financial Impact

In the 2002 Budget \$750,000.00 was provided for the City's share of Local Improvement Projects. The amount of \$189,990.00 would be funded from that source. The estimated balance left in this account after funding this project will be \$560,010.00.

Conclusion

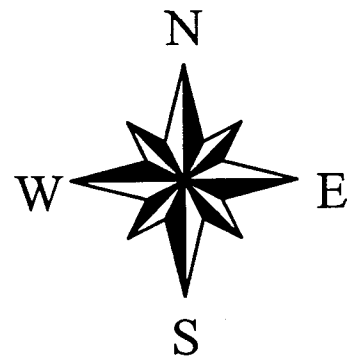
We recommend that this project proceed because financing is in place and the benefiting residents have approved the work by petition in accordance with the *Local Government Act*.

Bill Jones, C. Tech.
Supervisor, Infrastructure Planning

SD:kd1

pc: Susan Discusso, C. Tech., Engineering Assistant - Utilities

Local Improvement Program for 2nd Avenue, Hunt Street & Regent Street



Scope of Work:

1. 2nd Avenue from south side of Steveston Highway to south side of Hunt Street.
2. Hunt Street from east side of 2nd Avenue to Manhole at lane.
3. Regent Street from east side of 2nd Avenue to Manhole at lane.
4. West side of 3671 Georgia Street to Manhole on east side of 2nd Avenue and along frontage of 11451 2nd Avenue.



Local Improvement Construction Bylaw No. 7356

The Council of the City of Richmond enacts as follows:

PART ONE: DESCRIPTION OF LOCAL IMPROVEMENT

- 1.1 The construction of basic ditch elimination in Section 3, Block 4 North, Range 7 West on 2nd Avenue for a total distance of 360 metres, at the following locations:

- (a) 2nd Avenue: East side from south side of Steveston Highway to south side of Hunt Street;
- (b) Hunt Street: North side from east side of 2nd Avenue to lane;
- (c) Regent Street: North side from east side of 2nd Avenue to lane; and
- (d) Georgia Street: Frontage of 3671 to east side of 2nd Avenue and frontage of 11451 2nd Avenue.

is authorized to be undertaken as a local improvement.

- 1.2 The lifetime of the **work** referred to in section 1.1 is 20 years and the estimated cost of such **work** is \$189,990.
- 1.3 The share of the estimated cost of **work** to be borne by the **parcels** which benefit from or abut the **work** is \$80,147.63 and the share to be borne by the **City** is \$109,842.37.
- 1.4 The estimated annual charge to be specifically charged against **parcels** benefiting from or abutting the **work** is \$527.75 per metre of taxable frontage, payable in 15 annual instalments.

PART TWO: FRONTAGES

- 2.1 The total actual frontages of **parcels** benefiting from or abutting the work is 306.6 metres.
- 2.2 The total taxable frontages of the **parcels** benefiting from or abutting the work is 227.8 metres.
- 2.3 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 Property	Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
11000 2 nd Avenue	8.31	\$412.79	\$4,358.00
Lot 10 Block 73 Section 3 Block 3 North Range 7 West and of Section 34 Block 4 North Range 7 West New Westminster District Plan 249			
11080 2 nd Avenue	19.21	\$960.29	\$10,138.08
Lot 9 Block 73 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
11451 2 nd Avenue	19.21	\$960.29	\$10,138.08
Lot 1 Block 53 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3671 Georgia Street	10.06	\$502.89	\$5,309.17
Lot 2 Block 53 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3711 Hunt Street	10.06	\$502.89	\$5,309.17
Lot 8 Block 73 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3711 Regent Street	10.06	\$502.89	\$5,309.17
Lot 9 Block 70 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3731 Hunt Street	10.06	\$502.89	\$5,309.17
Lot 7 Block 73 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3731 Regent Street	10.06	\$502.89	\$5,309.17
Lot 8 Block 70 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3751 Hunt Street	10.06	\$502.89	\$5,309.17
Lot 6 Block 73 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			

Civic Address/ Legal Description of Property	Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
3751 Regent Street	10.06	\$502.89	\$5,309.17
Lot 7 Block 70 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3771 Hunt Street	10.06	\$502.89	\$5,309.17
Lot 5 Block 73 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3771 Regent Street	10.06	\$502.89	\$5,309.17
Lot 6 Block 70 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3791 Regent Street	10.06	\$502.89	\$5,309.17
Lot 5 Block 70 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3811 Hunt Street	10.06	\$502.89	\$5,309.17
Lot 4 Block 73 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3811 Regent Street	10.06	\$502.89	\$5,309.17
Lot 4 Block 70 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3831 Hunt Street	10.06	\$502.89	\$5,309.17
Lot 3 Block 73 Section 3 Block 3 North Range 7 West New Westminster District 249			
3831 Regent Street	10.06	\$502.89	\$5,309.17
Lot 3 Block 70 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			
3851 Hunt Street	20.12	\$1,005.78	\$10,618.78
Lot "A" Block 73 Section 3 Block 3 North Range 7 West New Westminster District Plan 249			

Civic Address/ Legal Description of Property	Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
3851 Regent Street Lot 2 Block 70 Section 3 Block 3 North Range 7 West New Westminster District Plan 249	10.06	\$502.89	\$5,309.17
3871 Regent Street Lot 1 Block 70 Section 3 Block 3 North Range 7 West New Westminster District Plan 249	10.06	\$502.89	\$5,309.17

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 improvement specified in section 1.1 and authorized under Part 19 of the *Local Government Act*

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 Improvement Construction Bylaw No. 7356**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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