



**City of Richmond**

**Report to Committee**

**To:** Public Works and Transportation Committee *to Public Works, Transportation - June 22, 2005* **Date:** April 8, 2005  
**From:** Robert Gonzalez, P.Eng. **File:** 12-8060-20-7949  
 Director, Engineering  
**Re:** **Local Area Services Program Construction – East Side of Seacote Road from Williams Road to 10140 Seacote Road - Bylaw No. 7949**

**Staff Recommendation**

1. That the Local Area Services Program for Basic Ditch Elimination on East Side of Seacote from Williams Road 10140 Seacote Road be adopted in accordance with Section 211 and 212 of the *Community Charter*; and
2. That Bylaw No. 7949 which authorizes local area services construction at Seacote Road from Williams to 10140 Seacote Road be introduced and given first, second and third readings.

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

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"/>	
<b>REVIEWED BY TAG</b>	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	<b>REVIEWED BY CAO</b>
		<i>bw</i>			YES <input type="checkbox"/> NO <input type="checkbox"/>

## Staff Report

### Origin

A Local Area Services Program Petition was successfully circulated and certified on April 6, 2005 for East Side of Seacote Road from Williams Road to 10410 Seacote Road as shown on the attached sketch (Attachment 1).

The *Community Charter* requires that Council adopt a report outlining the expected life of the local area services program and cost-sharing for it prior to adopting the Local Area Services Program Construction Bylaw for the work. This report satisfies those requirements of the *Community Charter*.

### Analysis

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

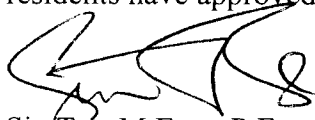
1. The estimated cost of the work is \$72,000.00;
2. The estimated share or proportion of the total cost which will be specially charged against the parcels benefiting from or abutting on the work is \$48,000.00 and the estimated share to be borne by the City is \$24,000.00. A detailed listing of the cost per property is attached in Bylaw No. 7949;
3. The charge per taxable front metre against the various parcels is estimated to be \$437.04;
4. The number of instalments by which the special charges shall be made payable are 15.

### Financial Impact

In the 2004 budget an estimated amount of \$687,363.00 is remaining for the City's share of the Local Area Services Program Projects. The amount of \$24,000.00 would be funded from that source. The estimated balance left in this account after funding this project will be \$663,363.00.

### 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

SLD:sld



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**Local Area Services Program Construction Bylaw No. 7949**

The Council of the City of Richmond enacts as follows:

**PART ONE: DESCRIPTION OF LOCAL AREA SERVICES PROGRAM**

- 1.1 The following **work** is authorized to be undertaken as a local area service:
  - Basic ditch elimination at:  
East side of Seacote Road from Williams Road to 10140 Seacote Road
- 1.2 The estimated cost of such **work** is \$72,000.00.
- 1.3 The share of the estimated cost of **work** to be borne by the **parcels** which benefit from or abut the **work** is \$48,000.00 and the share to be borne by the **City** is \$24,000.00.
- 1.4 The estimated annual charge to be specially charged against **parcels** benefiting from or abutting the **work** is \$437.04 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 1.2 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 109.83 metres.
- 2.2 The taxable frontage, estimated annual charge, and commuted payment amount for each **parcel** benefiting from or abutting the work is:

<b>Civic Address/ Legal Description of Property</b>	<b>Estimated Taxable frontage (metres)</b>	<b>Estimated Annual Charge for 15-Year Period</b>	<b>Estimated Single Lump Sum Payment</b>
10020 Seacote Road Lot 16 Section 36 Block 4 North Range 6 West New Westminster District Plan 19922	8.38	427.88	3,662.40
10060 Seacote Road Lot 15 Section 36 Block 4 North Range 6 West New Westminster District Plan 19922	20.12	1,027.31	8,793.24
10080 Seacote Road Lot 14 Section 36 Block 4 North Range 6 West New Westminster District Plan 19922	20.14	1,028.33	8,801.99
10100 Seacote Road Lot 13 Section 36 Block 4 North Range 6 West New Westminster District Plan 19922	20.12	1,027.31	8,793.24
10120 Seacote Drive Lot 12 Section 36 Block 4 North Range 6 West New Westminster District Plan 19922	20.41	1,042.12	8,919.99
10140 Seacote Road Lot 11 Section 36 Block 4 North Range 6 West New Westminster District Plan 19922	20.66	1,054.88	9,029.25

**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 Sections 211 and 212 of the *Community Charter*

**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 Services Program Construction Bylaw No. 7949**”.

FIRST READING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

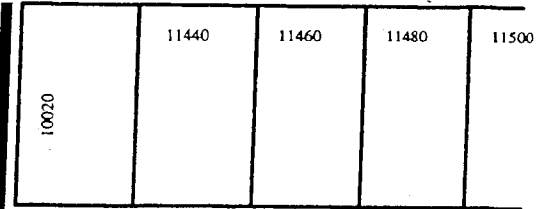
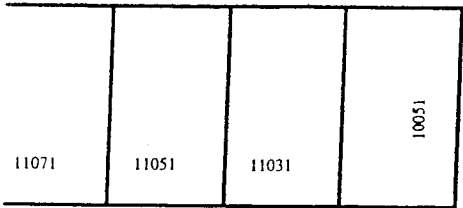
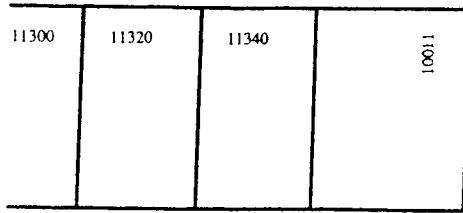
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CITY CLERK

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

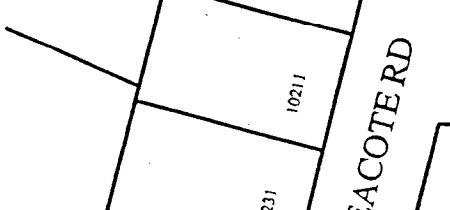
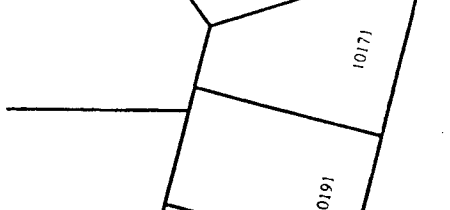
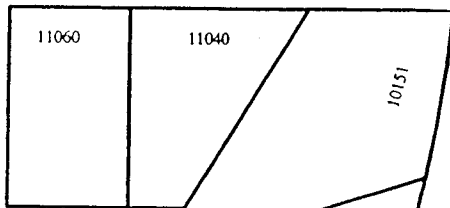


# LOCAL AREA SERVICES PROGRAM

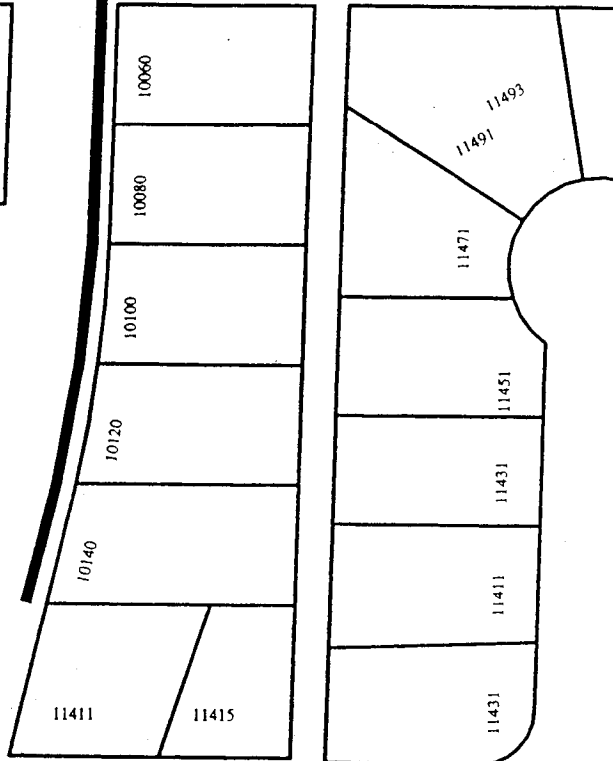
## WILLIAMS RD



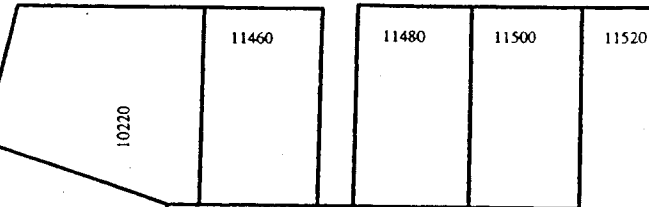
## SEAFIELD CR.



## SEACOTE RD



## SEABAY RD



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



LASP  
SEACOTE ROAD

SCALE: NTS

DATE: SEPT. 2004

SHT. No. 1 OF 1