



City of Richmond

Report to Committee

To Public Works & Transportation - Oct 20, 20

To: Public Works and Transportation Committee **Date:** October 4, 2004
From: Robert Gonzalez, P.Eng.
Director, Engineering **File:** 8060-20-7837
Xr: 6190-20-019
Re: Local Area Services Program Construction – 9951 Greenlees Road and 7540
Bates Road - Bylaw No. 7837

Staff Recommendation

1. That the Local Improvement Project for Basic Ditch Elimination on 9951 Greenlees Road and 7540 Bates Road be adopted in accordance with Section 211 and 212 of the *Community Charter*; and
2. That Bylaw No. 7837 (attachment 1) which authorizes local area services construction at 9951 Greenlees Road and 7540 Bates Road be introduced and given first, second and third readings.

Robert Gonzalez, P.Eng.
Director, Engineering

Att. 2

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 checked="" type="checkbox"/>	N/A <input type="checkbox"/>	REVIEWED BY CAO	YES <input type="checkbox"/> N/A <input type="checkbox"/>

Staff Report

Origin

A Local Area Services Program Petition (formally Local Improvement Program) was successfully circulated and certified on September 29, 2004 for Basic Ditch Elimination on 9951 Greenlees Road and 7540 Bates Road as shown on the attached sketch (attachment 2).

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 \$44,000.00;
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 \$19,043.04 and the estimated share to be borne by the City is \$24,956.96. Final charges will be based on the actual cost;
3. The proportion of the total cost to be borne by the City is one third along the frontage (Bates Road) and three quarters along the flankage (Greenlees Road);
4. The charge per taxable front metre against the various parcels is estimated to be \$388.00;
5. The number of instalments by which the special charges shall be made payable are 15;

A \$2,000.00 credit has been obtained from CPS Enterprises Ltd, the developer of the property at 9971 Greenlees Road (SA 03-227575). The City and the developer opted to defer some of the work required in the Servicing Agreement as it would have been removed once this LASP project is constructed. The \$2000.00 credit will be distributed to the residents (\$865.59) and to the City (\$1134.41).


Financial Impact

In the 2004 budget an estimated amount of \$712,320.00 is remaining for the City's share of the Local Improvement Projects. The amount of \$24,956.96 would be funded from that source. The estimated balance left in this account after funding this project will be \$687,363.04.

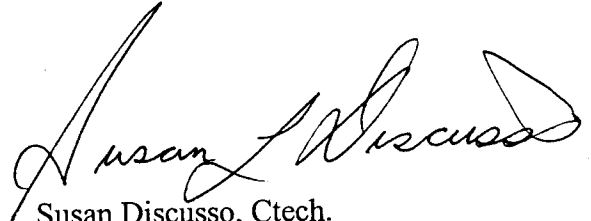
Conclusion

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*.

See Table 1 for a breakdown of City Costs.

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Siu Tse, M.Eng., P.Eng.
Manager, Engineering Planning

A handwritten signature in black ink, appearing to read 'Susan Discussio'.

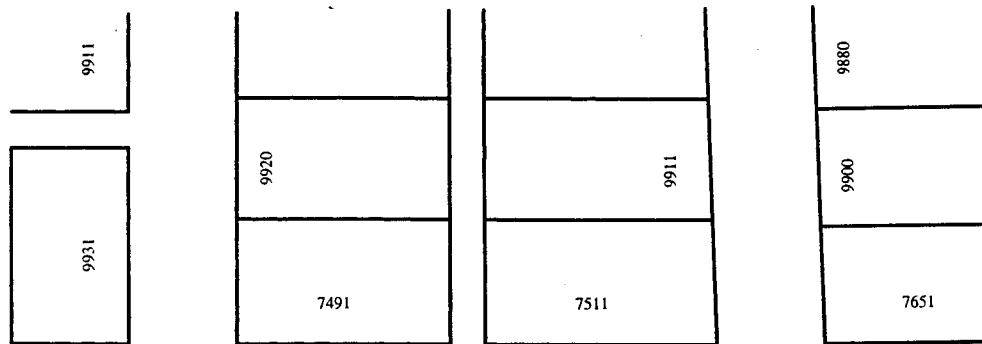
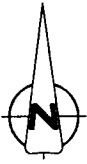
Susan Discussio, Ctech.
Engineering Assistant – Utilities

SLD:sld

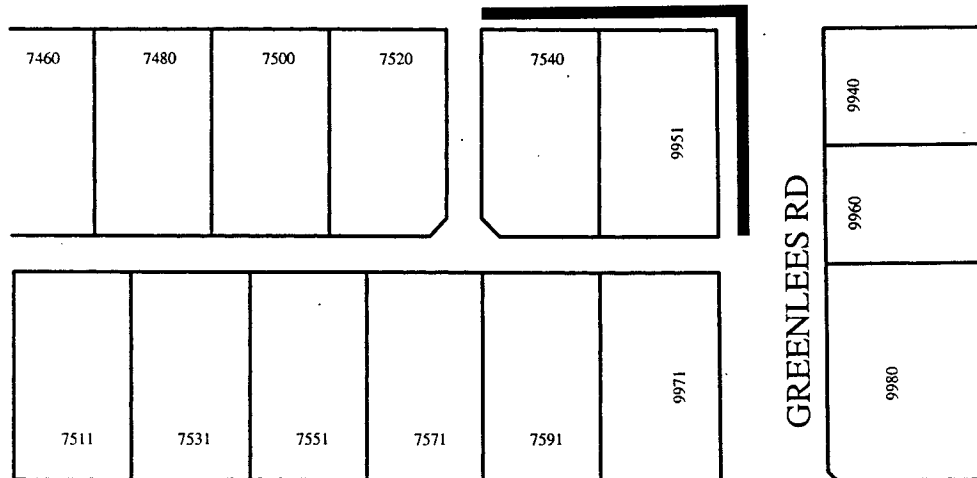
Table 1 - City Costs

	Cost per Linear Meter	Length	City's Share per Bylaw #7189	City Cost
Bates Road	\$582.00	49.08	1/3	\$ 9,521.52
Greenlees Road	\$582.00	35.36	3/4	\$15,434.64
Total				\$24,956.96

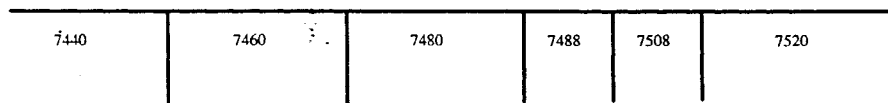
LOCAL AREA SERVICES PROGRAM



BATES RD



WILLIAMS 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
7540 BATES RD. &
9951 GREENLEES RD.

SCALE: NTS

DATE: SEPT. 2004

SHT. No. 1 OF 1



Local Area Services Program Construction Bylaw No. 7837

The Council of the City of Richmond enacts as follows:

PART ONE: DESCRIPTION OF LOCAL AREA SERVICES PROGRAM

The following **work** is authorized to be undertaken as a local area service:

- Basic ditch elimination at:
Property frontages of 9951 Greenlees Road and 7540 Bates Road

- 1.1 The estimated cost of such **work** is \$44,000.00.
- 1.2 The share of the estimated cost of **work** to be borne by the **parcels** which benefit from or abut the **work** is \$19,043.04 and the share to be borne by the **City** is \$24,956.96.
- 1.3 The estimated annual charge to be specially charged against **parcels** benefiting from or abutting the **work** is \$388.00 per metre of taxable frontage, payable in 15 annual instalments.
- 1.4 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 49.08 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 Property	Estimated Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
7540 Bates Road	20.12	903.70	7,806.56
Lot 16 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789			
9951 Greenlees Road	28.96	1,300.75	11,236.48
Lot 15 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789			

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 services program 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. 7837".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY CLERK

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