City of Richmond

Report to Committee

To: Public Works and Transportation Committee   Date: October 10, 2006

To Public Works & Transportation Nov 16, 2006

From: Robert Gonzalez, P.Eng.
Director, Engineering

Xr: 6190-20 -024
File : 12-8060-20-8127

Re: **Local Area Services Program Construction – 3231, 3233, 3235 and 3251 Regent Street - Bylaw No. 8127**

Staff Recommendation

1. That the Local Area Services Program for Basic Ditch Elimination on 3231, 3233, 3235 and 3251 Regent Street be adopted in accordance with Section 211 and 212 of the *Community Charter*; and

2. That Bylaw No. 8127 which authorizes local area services construction at 3231, 3233, 3235 and 3251 Regent Street be introduced and given first, second and third readings.

Robert Gonzalez, P.Eng.
Director, Engineering

Att.

2014170

Staff Report

Origin

A Local Area Services Program Petition was successfully circulated and certified on July 27, 2006 for 3231, 3233, 3235 and 3251 Regent Street 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:
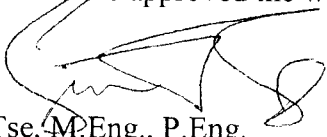
1.   The estimated cost of the work is $42,400;

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 $28,267 and the estimated share to be borne by the City is $14,133.00. A detailed listing of the cost per property is attached in Bylaw No. 8127;

3.   The charge per taxable front metre against the various parcels is estimated to be $626.32;

4.   The number of instalments by which the special charges shall be made payable are 15.

Financial Impact

In the 2006 capital budget, Council approved $750,000 for Local Area Services Program projects funded from the LIP Reserve. The total cost of the work estimated to be $42,400 would be funded from that project. The amount collected from the parcels benefiting from or abutting the proposed works which is estimated to be $28,267 will be deposited to the LIP Reserve.

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*.

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

SLD:✪

2014170

Local Area Services Program Construction Bylaw No. 8127

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:

    3231, 3233, 3235 and 3251 Regent Street

1.1 The estimated cost of such **work** is $42,400.00.

1.2 The share of the estimated cost of **work** to be borne by the **parcels** which benefit from or abut the **work** is $28,267.00 and the share to be borne by the **City** is $14,133.00.

1.3 The estimated annual charge to be specially charged against **parcels** benefiting from or abutting the **work** is $626.32 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 45.132 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
3231 Regent Street Lot G Section 3 Block 3 North Range 7 West New Westminster District Plan BCP 5369	11.283	820.67	7066.75
3233 Regent Street Lot H Section 3 Block 3 North Range 7 West New Westminster District Plan BCP5269	11.283	820.67	7066.75
3235 Regent Street Lot A Section 3 Block 3 North Range 7 West New Westminster District Plan 78906	11.283	820.67	7066.75
3251 Regent Street Lot B Section 3 Block 3 North Range 7 West New Westminster District Plan 78906	11.283	820.67	7066.75

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. 8127"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

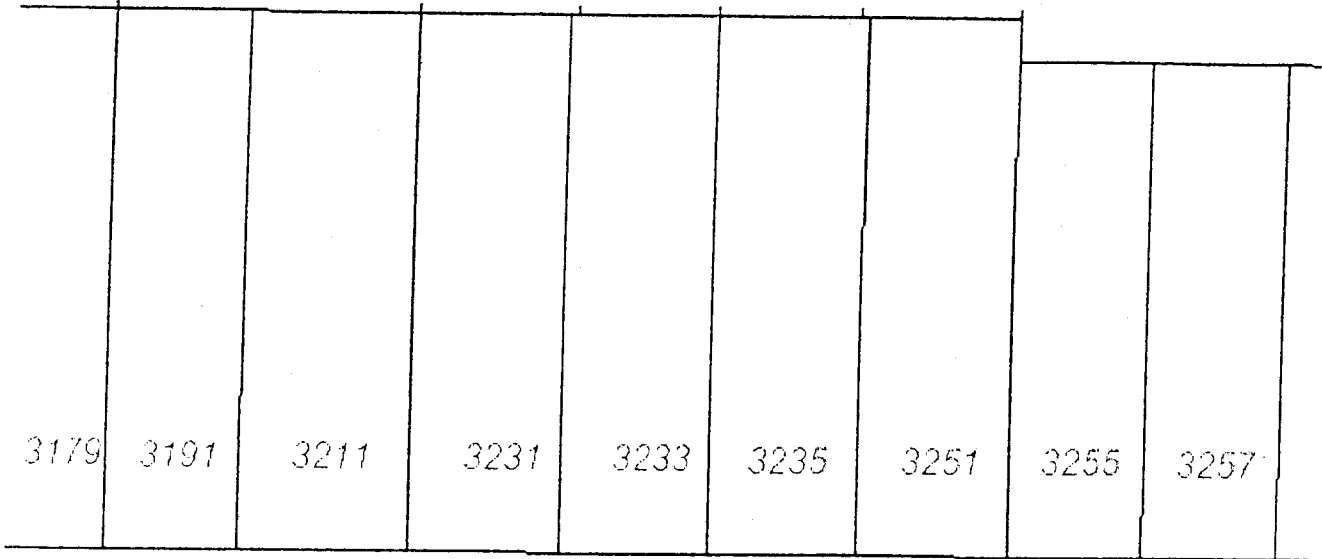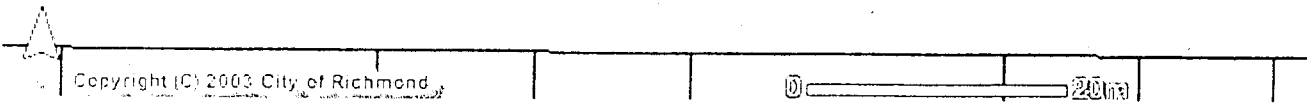| CITY OF RICHMOND |
|---|
| APPROVED for content by originating dept. |
| APPROVED for legality by Solicitor |

_____
MAYOR

_____
CITY CLERK

LOCAL AREA SERVICES PROGRAM

FOR

3231/3233/3235/3251 REGENT STREET

| 3179 | 3191 | 3211 | 3231 | 3233 | 3235 | 3251 | 3255 | 3257 |

REGENT ST

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0 ————— 20m

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

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

LASP
3231/3233/3235/3251 REGENT STREET

| SCALE: NTS | DATE: MAY 3, 2006 | SHT. No. | 1 OF 1 |