



City of Richmond

Report to Committee

To: General Purposes Committee
From: Robert Gonzalez, P.Eng.
Director, Engineering
Date: December 4, 2006
File: 12-8060-20-8173
Re: **Local Area Services Program Construction – 3440 to 3640 Regent Street and 11333 2nd Avenue - Bylaw No. 8173**

Staff Recommendation

1. That the Local Area Services Program for Basic Ditch Elimination on 3440 to 3640 Regent Street and 11333 2nd Avenue be adopted in accordance with Section 211 and 212 of the *Community Charter*; and
2. That Bylaw No. 8173 which authorizes local area services construction at 3440 to 3640 Regent Street and 11333 2nd Avenue be introduced and given first, second and third readings.

Robert Gonzalez, 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"/>	
REVIEWED BY TAG		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO
			ACTING YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

A Local Area Services Program Petition was successfully circulated and certified on November 14, 2006 for 3440 to 3640 Regent Street and 11333 2nd Avenue 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

The Local Area Services Program petition has support of 60% of the subject properties. The minimum threshold requirement for public support according to the *Community Charter* is 50%.

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:

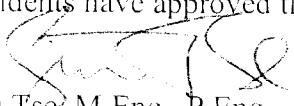
1. The estimated cost of the work is \$155,000.00;
2. The estimated share or proportion of the total cost which will be specially charged against the parcels benefiting from or abutting on the work is \$103,333.00 and the estimated share to be borne by the City is \$51,667.00. A detailed listing of the cost per property is attached in Bylaw No.8173;
3. The charge per taxable front metre against the various parcels is estimated to be \$685.33;
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 \$155,000 would be funded from that project. The amount collected from the parcels benefiting from or abutting the proposed works which is estimated to be \$103,333 will be deposited to the LIP Reserve.

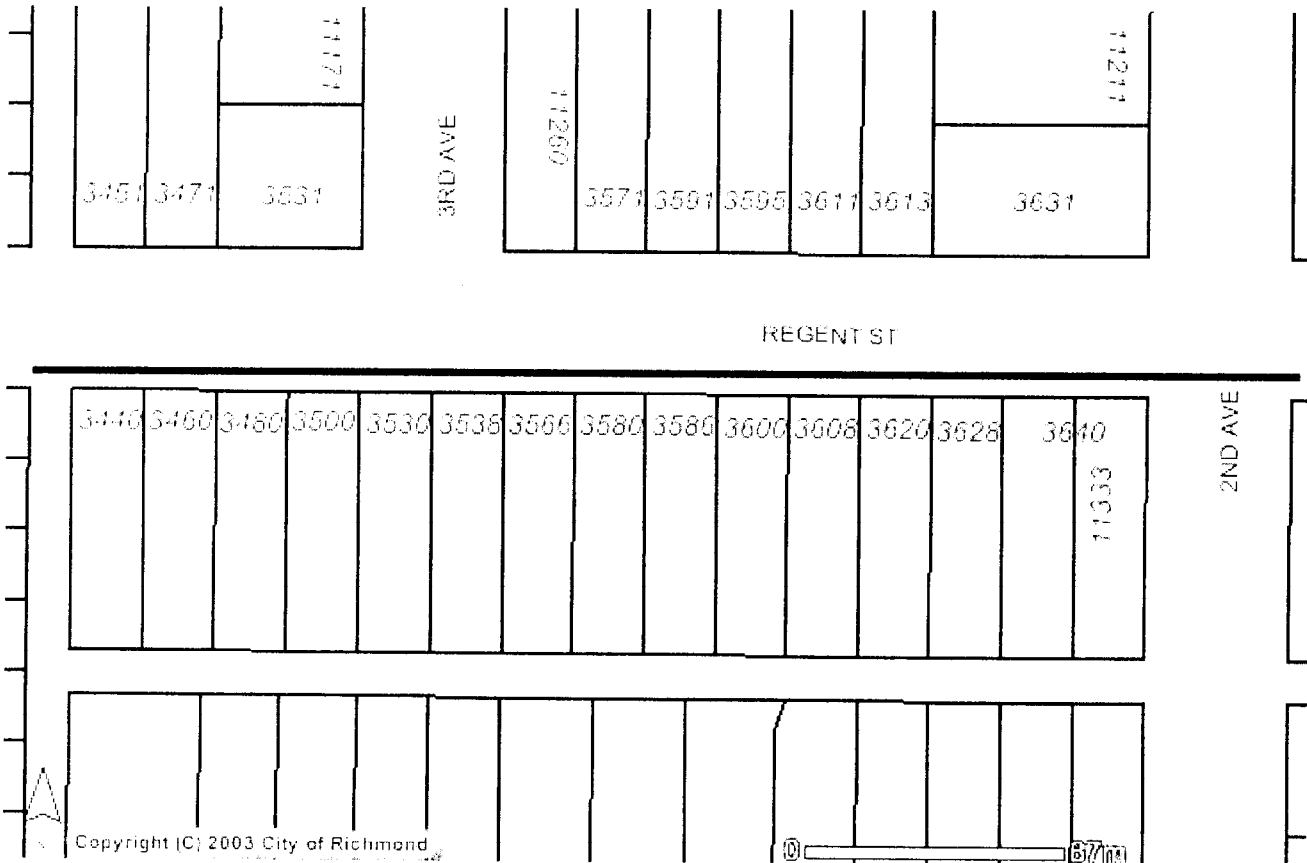
Conclusion

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 *Community Charter*.


Siu Tse, M.Eng., P.Eng.
Manager, Engineering Planning
SLD:sld



LOCAL AREA SERVICES PROGRAM **FOR 3440 – 3640 REGENT STREET & 11333 2ND AVENUE**



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, BC V6Y 2C1

LASP
3440-3460 REGENT STREET
& 11333 2ND AVENUE

SCALE: NTS

DATE: JUNE 12, 2006

SHT. No.

1 OF 1



**3440 to 3640 Regent Street and 11333 2nd Avenue Local Area Service
Bylaw No. 8173**

A bylaw to establish a local area service for the purposes of elimination of ditches fronting lands on Regent Street.

Whereas Section 211 of the *Community Charter* S.B.C. 2003 c. 26 authorizes the Council of the City of Richmond, by bylaw, to establish a local area service;

And Whereas Council has been petitioned by owners of land within the boundaries of the Local Area Service as defined in this Bylaw pursuant to Section 212 of the *Community Charter* to undertake the service described in this Bylaw;

And Whereas the Municipal Officer assigned responsibility under Section 148 of the *Community Charter* has certified the sufficiency of the Petition pursuant to Section 212 of the *Community Charter*;

And Whereas the estimated costs of the works is \$155,000, \$51,667 of which shall be borne by the City and the remainder of \$103,333 to be borne by the owners;

Now Therefore, The Council of the City of Richmond in opening meeting assembled enacts as follows:

DESCRIPTION OF LOCAL AREA SERVICES PROGRAM

1. The service hereby established as local service shall be the following **work** to be undertaken as a local area service:
 - Basic ditch elimination at:
3440 to 3640 Regent Street and 11333 2nd Avenue
2. The boundaries of the local service area shall be lands with civic addresses of 3440, 3460, 3480, 3500, 3530, 3538, 3566, 3580, 3586, 3600, 3608, 3620, 3628, 3640 Regent Street and 11333 2nd Avenue identified in greater detail in Schedule "A" attached hereto.
3. The cost of the service to be recovered by a local service tax shall be 2/3 of the actual costs of construction.
4. The owners' share of the costs shall be recovered by way of a local service tax in the form of a frontage tax.
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**, being the local service area shown in Schedule "A".

FRONTAGES

- 5.1 The total taxable frontages of the **parcels** benefiting from or abutting the work is 150.778 metres, and the owners' share of the actual costs shall be divided between the owners based on the taxable frontage for each such owner.
- 5.2 The frontage tax to recover the owners' share shall be imposed for a period of 15 years commencing in the year after completion of construction.
- 5.3 The taxable frontage, estimated annual charge, and commuted payment amount for each **parcel** benefiting from or abutting the work is set out in Schedule A attached hereto.

SEVERABILITY AND CITATION

6. 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.
7. This bylaw is cited as **"3440 to 3640 Regent Street and 113332nd Avenue Local Area Service Bylaw No. 8173"**

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY CLERK

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

SCHEDULE "A"

Civic Address/ Legal Description of Property	Estimated Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
11333 2 nd Avenue Lot B Section 3 Block 3 North Range 7 West New Westminster District Plan BCP9828	10.032	803.23	6875.23
3440 Regent Street West Half Lot 17 Section 3 Block 3 North Range 7 West New Westminster District Plan 17592	10.06	805.47	6894.42
3460 Regent Street East Half Lot 17 Section 3 Block 3 North Range 7 West New Westminster District Plan 17592	10.06	805.47	6894.42
3480 Regent Street West Half Lot 18 Section 3 Block 3 North Range 7 West New Westminster District Plan 17592	10.06	805.47	6894.42
3500 Regent Street East Half Lot 18 Section 3 Block 3 North Range 7 West New Westminster District Plan 17592	10.06	805.47	6894.42
3530 Regent Street Lot 190 Section 3 Block 3 North Range 7 West New Westminster District Plan 81312	10.044	804.19	6883.45
3538 Regent Street Lot 191 Section 3 Block 3 North Range 7 West New Westminster District Plan 81312	10.044	804.19	6883.45
3566 Regent Street Lot 10 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249	10.06	805.47	6894.42
3580 Regent Street Lot 11 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249	10.06	805.47	6894.42
3586 Regent Street Lot 12 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249	10.06	805.47	6894.42

Civic Address/ Legal Description of Property	Estimated Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
3600 Regent Street Lot 13 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249	10.06	805.47	6894.42
3608 Regent Street Lot 14 Block 58 Section 3 Block 3 North Range 7 West New Westminster District Plan 249	10.06	805.47	6894.42
3620 Regent Street Lot 1 Section 3 Block 3 North Range 7 West New Westminster District Plan LMP43053	10.043	804.11	6882.77
3628 Regent Street Lot 2 Section 3 Block 3 North Range 7 West New Westminster District Plan LMP43053	10.043	804.11	6882.77
3640 Regent Street Lot A Section 3 Block 3 North Range 7 West New Westminster District Plan BCP9828	10.032	803.23	6875.23