



ADMINISTRATIVE REPORT

Report Date: January 30, 2014
Contact: Dane Doleman
Contact No.: 604.871.6930
RTS No.: 10429
VanRIMS No.: 08-2000-20
Meeting Date: March 11, 2014

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Local Improvement Flat Rates - 2013

RECOMMENDATION

THAT the flat rates (referred to as the "Actual P.O. Share Rate per ft.") shown on the "Local Improvement List of Projects Certified Complete in 2013", attached as Appendix A, be approved.

REPORT SUMMARY

This report requests Council approval of flat rates to be charged to property owners for their share of local improvement projects certified complete in 2013. These rates will be used for local improvement billing to be sent out in March, 2014.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Policies governing the Local Improvement process are set out in the Vancouver Charter and Local Improvements Procedure By-law.

Section 9.2 of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per square frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects, as established by Council.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services recommends approval of the foregoing recommendation.

REPORT

Background/Context

The flat rates are the average costs (per foot of frontage of adjacent properties) for similar Local Improvement projects constructed in 2013. Flat rates are developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law: they must not exceed by more than 10% the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

Standard City procedure for Local Improvement projects require flat rates to be derived from all costs associated with each Local Improvement project category (type of improvement). This could include external contract costs, general utility services provided by external agencies, costs for work conducted by City forces and allowances for interest over the construction period.

For the local improvement projects certified complete in 2013, the total construction costs were lower than anticipated and the proposed flat rates reflect the reduction. The construction of these projects were delayed due to a need to accommodate emerging issues and optimizing coordination opportunities with our capital renewal projects.

Attached to this report is a copy of the "Local Improvement List of Projects Certified Complete in 2013" (Appendix "A"). The original is on file and available in the City Clerk's office.

Implications/Related Issues/Risk (if applicable)

Financial

Approval of this report would allow the City to recover each property owner's share of the total Local Improvement Projects cost of \$130,986.49 by way of the local improvement billing process.

CONCLUSION

This is the final formal step in the Local Improvement process which occurs once the projects are complete and that result in the costs being billed to the owners on their next property tax statement.

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**LOCAL IMPROVEMENT PROJECTS CERTIFIED COMPLETE IN 2013
SUMMARY**

TYPE OF IMPROVEMENT	ESTIMATED P.O. SHARE	ACTUAL P.O. SHARE	INTERIM INTEREST INCLUDED	TEMPERST ADJUSTMENT	BILLING TOTAL
Pavement & Curbs, Local Residential	\$129,854.70	\$118,494.00	\$2,890.10	\$0.12	\$118,494.12
Lane Lighting	\$15,353.04	\$12,492.45	\$304.69	-\$0.08	\$12,492.37
TOTALS	\$145,207.74	\$130,986.45	\$3,194.79	\$0.04	\$130,986.49

I hereby certify that the parts of the above mentioned projects to be assessed against the rateable real properties benefited thereby are complete.

Certified that the above projects have been completed and were approved by Vancouver City Council on the 11th day of March, 2014.

City Engineer

City Clerk

Distribution of Certified Copies:

- City Engineer
- Director of Legal Services
- Collector of Taxes
- General Manager, Corporate Services
- City Clerk (File)

Court of Revision Schedule # and Date	Item	Street	Side	Location	Pavement Width	Zoning	Assessable Length (ft.)	Estimated P.O. Share		Coded Reason for Difference in Assessable Length (ft.)	Actual P.O. Share		Remarks
								Rate per ft.	Amount		Rate per ft.	Amount	

P&C - LOC RES

October 22, 2009														
#630	4	Inveness Street		King Edward Avenue - 26th Avenue		R	353.25	\$175.01	\$61,822.28		353.25	\$175.37	\$61,949.45	50 mm asphalt surface installed
	6	52nd Ave.		Laburnum Street - Cypress Street exc. Lot 1112 (6761 Laburnum Street)		R	97.46	\$175.01	\$17,056.47		97.46	\$175.37	\$17,091.56	50 mm asphalt surface installed
June 8, 2010														
#631	8	Lillooet Street		Georgia Street - Adanac Street		R	110.00	\$226.59	\$24,924.90		110.00	\$175.37	\$19,290.70	50 mm asphalt surface installed
Nov. 2, 2010														
#632 (PET)	3	Ross Street		61st Avenue - 62nd Avenue		R	114.97	\$226.59	\$26,051.05		114.97	\$175.37	\$20,162.29	50 mm asphalt surface installed
TOTAL PAVEMENT & CURBS INTERIM INTEREST INCLUDED (02439025)								ESTIMATED	\$129,854.70		ACTUAL	\$118,494.00	\$2,890.10	

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2013

Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	LANE LIGHTING		Assessable Length (ft.)	Estimated P.O. Share Rate per ft.	Amount	Coded Reason for Difference in Length	Assessable Length (ft.)	Actual P.O. Share Rate per ft.	Amount	Remarks
							ESTIMATED	ACTUAL								

LANE LIGHTING

April 7, 2009																	
#629 (PET)	22	US of Graveley Street		Kasio Street - LW of Renfrew Street		R	ESTIMATED	858.00	\$4.24	\$3,637.92			858.00	\$3.45	\$2,980.10	5 lights installed	
June 8, 2010																	
#631 (PET)	4	US of 50th Avenue		Commercial Street - LW of Victoria Drive		R	ESTIMATED	1155.96	\$4.24	\$4,901.27			1155.96	\$3.45	\$3,988.06	8 lights installed	
	5	US of 51st Avenue		Osier Street - LW of Oak Street		R	ESTIMATED	599.35	\$4.24	\$2,541.24			599.35	\$3.45	\$2,067.76	3 lights installed	
	6	US of 64th Avenue		Knight Street - Borden Street		R	ESTIMATED	1007.69	\$4.24	\$4,272.61			1007.69	\$3.45	\$3,476.53	4 lights installed	
TOTAL LANE LIGHTING							ESTIMATED			\$15,353.04			ACTUAL		\$12,492.45		
INTERIM INTEREST INCLUDED (02439025)															\$304.69		