



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Date: December 20, 2005
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CC File No.: 13-1200-21
Meeting Date: January 17, 2006

TO: Vancouver City Council
FROM: General Manager of Engineering
SUBJECT: Local Improvements Flat Rates and Projects to be Cancelled

RECOMMENDATION

- A. THAT the flat rates shown on the "List of Projects Certified Complete in 2005", on file in the City Clerk's Office be approved.
- B. THAT previously approved projects numbered Court #595, Item #1 and Court #605, Item #36 as described in detail in the body of this report, be cancelled.

COUNCIL POLICY

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

Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot 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.

PURPOSE

This report requests Council approval of flat rates to be charged to property owners for their share of local improvement projects certified complete in 2005. These rates will be used for local improvement billings to be sent out in January, 2006.

DISCUSSION

For the Local Improvement projects certified complete in 2005, flat rates have been derived from contract costs and the cost of work done by City forces, together with other general expenses and an allowance for interest over the construction period. In general terms, the flat rates are the average cost (per foot of frontage of adjacent properties) for similar projects constructed in 2005.

These flat rates have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law; they do not exceed by more than the allowable 10% the estimated rates approved by Council in the respective Second Step reports for each Court of Revision. The applicable rates are shown on the "List of Projects Certified Complete in 2005" on file in the City Clerks Office.

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

Projects to be Cancelled

Projects that were approved at a previous Court of Revision should be cancelled for the following reasons explained below.

1. Court #595, Item #1, for Street Lighting Beautification (Christmas Lights) on Powell Street, North Side, from Carrall Street to Columbia Street & South Side, from 57.83 feet east of Carrall Street to Columbia Street.

This project is being cancelled because adjacent owners no longer support it.

2. Court #605, Item #36, for sidewalk reconstruction on Commercial Street, East Side, from Victoria Diversion to Stainsbury Street except 19 feet fronting Lot 7 & 14.

This project was cancelled as a local improvement project because recent change in sidewalk policy made the City responsible for all sidewalk reconstruction costs. The project could still be constructed but at City cost without a property owners share.

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