



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: February 12, 2008
Author: Joanne Griffin
Phone No.: 604.873.7928
RTS No.: 7224
VanRIMS No.: 13-1200-21
Meeting Date: March 11, 2008

TO: Vancouver City Council
FROM: General Manager of Engineering
SUBJECT: Local Improvement Flat Rates - 2007

RECOMMENDATION

THAT the flat rates shown on the "List of Projects Certified Complete in 2007" (Appendix A) be approved.

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 2007. These rates will be used for local improvement billing to be sent out in March, 2008.

DISCUSSION

For the Local Improvement projects certified complete in 2007, 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 2007.

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% of 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 2007" attached as Appendix A.

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

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LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2007													TYPE: LANE LIGHTING	
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Estimated P.O. Share Length	Rate	Amount	Coded Reason for Difference in Length	Actual P.O. Share Length	Rate	Amount	Remarks

P&C

May 4, 2006 #621 (PET)	1	Balaclava Street		43rd Avenue - 44th Avenue	11mx50mm	R	60.00	\$106.17	\$6,370.20		60.00	\$107.37	\$6,442.20	
	2	Carnarvon Street		King Edward Avenue - 27th Avenue	8.5mx50mm	R	613.27	\$106.17	\$65,110.88		613.27	\$107.37	\$65,846.80	
	3	Carnarvon Street		27th Avenue - 28th Avenue	8.5mx50mm	R	130.44	\$106.17	\$13,848.81		130.44	\$107.37	\$14,005.34	
	5	St. George Street		61st Avenue - 62nd Avenue	11mx50mm	R	49.52	\$106.17	\$5,257.54		49.52	\$107.37	\$5,316.96	
	6	Sophia Street		46th Avenue - 47th Avenue	8.5mx50mm	R	122.24	\$106.17	\$12,978.22		122.24	\$107.37	\$13,124.91	
	8	26th Avenue		Balkan Street - St. George Street	8.5mx50mm	R	119.27	\$106.17	\$12,662.90		119.27	\$107.37	\$12,806.02	
	9	27th Avenue		Windermere Street -172 feet west except 22 feet fronting Lot 12 (3176 E 27th) and except 6 feet fronting Lot 16 (3198 E 27th)	11mx50mm	R	144.00	\$106.17	\$15,288.48		144.00	\$107.37	\$15,461.28	
	10	39th Avenue		6.6 metres east of Inverness Street - Culloden Street	8.5mx50mm	R	202.66	\$106.17	\$21,516.41		202.66	\$107.37	\$21,759.60	
	11	43rd Avenue		Latta Street - dead end east excluding Lot 2(3390 School Ave)	8.5mx50mm	R	370.49	\$106.17	\$39,334.92		370.49	\$107.37	\$39,779.51	
May 4, 2006 #622 (INT)	6	Haig Street		64th Avenue - 67th Avenue	8.5mx50mm	R	956.61	\$106.17	\$101,563.28		956.61	\$107.37	\$102,711.22	
TOTAL PAVEMENT & CURBS - LOCAL RESIDENTIAL														
INTERIM INTEREST INCLUDED (.02439025)									ESTIMATED	\$293,931.64		FINAL	\$297,253.84	\$7,250.10

LANE PAVEMENT

Nov. 7, 2006 #623 (PET)	3	L/N of Cartier Place & L/W of Montcalm Street & L/E of Cartier Street & L/E of Cartier Street		Cartier Street - L/W of Montcalm Street L/N of Cartier Place - L/N of 70th Avenue L/N of Cartier Place - Cartier Place L/N of Cartier Place - south property line of Plan LMS 4586 DL 324 (8480 Cartier Street)	centre strip	R	586.75	\$38.03	\$22,314.10		586.75	\$41.11	\$24,121.29	
	4	L/N of Kings Street		Moss Street - 10.062 metres west of Picton Street	centre strip	R	206.29	\$38.03	\$7,845.21		206.29	\$41.11	\$8,480.58	
	5	L/E of Marine Crescent		51st Avenue - 341.5 feet south of 51st Avenue	centre strip	R	608.00	\$38.03	\$23,122.24		608.00	\$41.11	\$24,994.88	
	6	L/E of Ormidale Street	W	Vanness Street - L/N of Kingsway except Lots 29 & 30 Block 6 (5464 & 5468 Ormidale)	centre strip	R	1015.90	\$38.03	\$38,634.68		1015.90	\$41.11	\$41,763.65	
		L/E of Ormidale Street	E	Vanness Street - L/N of Kingsway except 28.56 feet for Lot C rem. Block 6 (3690 Vanness Street)										

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							Length	Rate	Amount		Length	Rate	Amount	
	7	L/E of Yew Street		53rd Avenue - 54th Avenue	centre strip	R	125.19	\$38.03	\$4,760.98		125.19	\$41.11	\$5,146.56	
	8	L/S of 24th Avenue		Balaclava Street - Quesnel Drive	centre strip	R	1310.67	\$38.03	\$49,844.78		1310.67	\$41.11	\$53,881.64	
	9	L/S of 27th Avenue & L/E of Osler Street & L/W of Oak Street		L/E of Osler Street - L/W of Oak Street 27th Avenue - Nanton Avenue 27th Avenue - Nanton Avenue	centre strip	R	1048.87	\$38.03	\$39,888.53		1048.87	\$41.11	\$43,119.05	
	10	L/S of 29th Avenue & L/E of Fleming Street		Fleming Street - L/E of Fleming Street L/S of 29th Avenue - 31st Avenue	centre strip	R	534.07	\$38.03	\$20,310.68		534.07	\$41.11	\$21,955.62	
	11	L/S of 36th Avenue		Carnarvon Street - Mackenzie Street	centre strip	R	1188.00	\$38.03	\$45,179.64		1188.00	\$41.11	\$48,838.68	
Nov. 7, 2006 #624 (INT)	10	L/S of Hastings Street		Templeton Drive - Garden Drive	various	B	396.00	\$91.89	\$36,388.44		396.00	\$69.47	\$27,510.12	
							396.06	\$38.03	\$15,062.16		396.06	\$41.83	\$16,567.19	
	11	L/W of Main Street		15th Avenue - 16th Avenue	full width	B	264.42	\$91.89	\$24,297.55		264.42	\$69.47	\$18,369.26	
							203.25	\$91.89	\$18,676.64		203.25	\$69.47	\$14,119.78	
	12	L/S of 15th Avenue		Quebec Street - L/W of Main Street	various	M	489.16	\$78.10	\$38,203.40		489.16	\$69.47	\$33,981.95	
	13	L/S of 49th Avenue & L/W of Wales Street		Wales Street - L/W of Wales Street L/S of 49th Avenue - south property line of Lot 6 Block 1 DL 336 SE 1/4 Plan 9714 (6537 Wales St)	centre strip	M	175.70	\$91.89	\$16,145.07		175.70	\$52.84	\$9,283.99	
364.27							\$38.03	\$13,853.19		364.27	\$41.11	\$14,975.14		
14	L/S of 54th Avenue		Tisdall Street - Ash Street	centre strip	M	458.66	\$56.02	\$25,694.13		458.66	\$52.84	\$24,235.59		
						451.00	\$38.03	\$17,151.53		451.00	\$41.11	\$18,540.61		
TOTAL LANE PAVEMENT							ESTIMATED				FINAL			
INTERIM INTEREST INCLUDED (.02439025)											\$449,885.58			
											\$10,972.82			
SIDEWALKS														
Nov. 18, 2004 #617 (INT)	35	Inverness Street	W	64th Avenue - L/S of 64th Avenue	1.5m	R	28.50	\$18.00	\$513.00		28.50	\$19.80	\$564.30	Pedestrian Collector
INTERIM INTEREST INCLUDED (.02439025)											\$13.76			
LANE LIGHTING														
Nov. 7, 2006 #623 (PET)	19	L/E of Culloden Street		43rd Avenue - 45th Avenue		R	1081.41	\$4.00	\$4,325.64		1081.41	\$2.39	\$2,584.57	

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						Zoning	Length	Rate		Length	Rate	Amount				
Nov. 7, 2006 #624 (INT)	21	L/E of Inverness Street		63rd Avenue - 64th Avenue		R	323.80	\$4.00			323.80	\$2.39	\$773.88			
	22	L/E of Ormidale Street		L/S of Kingsway - 45th Avenue		R	1718.38	\$4.00			1718.38	\$2.39	\$4,106.93			
	23	L/S of 10th Avenue		Woodland Drive - Commercial Drive			B	164.84	\$4.00			164.84	\$2.39	\$393.97		
							R	1432.90	\$4.00			1432.90	\$2.39	\$3,424.63		
	24	L/S of 11th Avenue		Carolina Street - Fraser Street		R	643.50	\$4.00			643.50	\$2.39	\$1,537.97			
	39	L/W of Wales Street		51st Avenue - 52nd Avenue			M	205.71	\$4.00			205.71	\$2.39	\$491.65		
R							427.89	\$4.00			427.89	\$2.39	\$1,022.66			
TOTAL LANE LIGHTING									ESTIMATED				\$26,303.84		\$15,716.56	
INTERIM INTEREST INCLUDED (.02439025)																\$383.33