



ADMINISTRATIVE REPORT

Report Date: January 30, 2012
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VanRIMS No.: 08-2000-20
Meeting Date: February 14, 2012

TO: Vancouver City Council
FROM: General Manager of Engineering
SUBJECT: Local Improvement Flat Rates and Projects to be Cancelled - 2011

RECOMMENDATION

- A. THAT the flat rates shown on the "List of Projects Certified Complete in 2011", on file (Appendix A) in the City Clerk's Office be approved.
- B. THAT previously approved project Numbered Court #630, Item #016 and #017 and previously approved project Numbered Court #633, Item #003 and 010, 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.

Section 9.20 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 2011. These rates will be used for local improvement billing to be sent out in March, 2012. Overall, these projects were constructed at approximately 20% less than the original estimates. Council approval is also requested for the cancellation of projects previously approved.

DISCUSSION

For the Local Improvement projects certified complete in 2011, flat rates have been derived from contract costs, 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 2011.

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. In fact, overall the projects in total were constructed at approximately 20% less than the original costs. The applicable rates are shown on the "List of Projects Certified Complete in 2011" 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 complete and that results in the costs being billed to the owners on their next property tax statement.

Projects to be cancelled.

These projects were approved at a previous Court of Revision and should be cancelled for the following reasons explained below:

1. Court #630, Item 016 - Sidewalks - Skeena Street from 24th Avenue to 25th Avenue.
2. Court #630, Item 017 - Sidewalks - Trimble Street from 15th Avenue to 16th Avenue.

Both these projects were formally approved by Council at a Court of Revision held on October 22, 2009. Under the Local Improvement program, property owners are required to fund less than 10% of the construction costs of flankage street sidewalks.

However, on July 20, 2010, Council approved a new policy (RTS#08763) that allowed the construction of new sidewalk on residential flankage streets to be constructed outside of the Local Improvement Process, and at no cost to the property owner. The intent of the new policy was to address Council's priority to accelerate completion of the City's pedestrian network.

Under this new policy, numerous flankage sidewalks have been constructed resulting in an expanded sidewalk network garnering positive feed back from both pedestrians and owners. To be equitable these two projects have been assimilated under this new policy which now warrants the formal cancellation of these two projects.

3. Court #633, Item 003 - Pavement, Curbs, Trees and Bulges - Adanac Street from Penticton Street to Slocan Street.

This project was rebaloted as directed by Council at the Court of Revision. The results of the rebalot conclude that a majority of signatures of adjacent property owners in favour of the project could not be acquired. In order for the project to proceed two thirds (66.66%) of the owners must be in favour.

32 owners involved in Reballot
12 in favour = 37.5%
12 opposed = 37.5%
8 no response = 25%

4. Court #633, Item 010 - Speed Humps - Lane South of McNicoll Avenue from Maple Street to Cypress Street.

This project was rebaloted as directed by Council at the Court of Revision. The results of the rebalot conclude that a majority of signatures of adjacent property owners in favour of the project could not be acquired. In order for the project to proceed two thirds (66.66%) of the owners must be in favour.

36 owners involved in Reballot
5 in favour = 13.9%
19 opposed = 52.8%
12 no response = 33%

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**LOCAL IMPROVEMENT PROJECTS CERTIFIED COMPLETE IN 2011
SUMMARY**

TYPE OF IMPROVEMENT	ESTIMATED P.O. SHARE	ACTUAL P.O. SHARE	INTERIM INTEREST INCLUDED	TEMPEST ADJUSTMENT	BILLING TOTAL
Pavement & Curbs, Higher Zoned	\$170,762.38	\$118,533.32	\$2,891.06	\$0.37	\$118,533.69
Pavement & Curbs, Local Residential	\$8,502.79	\$9,352.52	\$228.11	\$0.12	\$9,352.64
P.C. Concrete Sidewalks	\$6,593.49	\$2,752.32	\$67.13	\$0.04	\$2,752.36
Decorative Street Lighting	\$31,801.25	\$19,658.75	\$479.48	\$0.21	\$19,658.96
Traffic Circles	\$57,377.48	\$50,617.91	\$1,234.58	\$0.11	\$50,618.02
Lane Pavement	\$798,286.29	\$701,145.58	\$17,101.11	-\$3.70	\$701,141.88
Speed Humps	\$5,811.90	\$3,275.68	\$79.89	\$0.14	\$3,275.82
TOTALS	\$1,079,135.58	\$905,336.08	\$22,081.36	-\$2.71	\$905,333.37

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 28th day of February, 2012.

General Manager, Engineering Services

Marg Coulson, City Clerk

Distribution of Certified Copies:

General Manager, Engineering Services
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LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2011					TYPE: PAVEMENT & CURBS, HIGHER ZONED									
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Estimated P.O. Share		Amount	Coded Reason for Difference in		Actual P.O. Share		Remarks
							Length	Rate		Length	Length	Rate	Amount	

P&C - HZ

June 8, 2010
#631 (PET)

7	Cotton Drive			Grant Street - Graveley Street	10m x 140mm	M	366.16	\$466.36	\$170,762.38			366.16	\$323.72	\$118,533.32	
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TOTAL PAVEMENT AND CURBS - HIGHER ZONED							ESTIMATED		\$170,762.38			ACTUAL		\$118,533.32	
INTERIM INTEREST INCLUDED (0.025)														\$2,891.06	

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2011					TYPE: PAVEMENT & CURBS, LOCAL RESIDENTIAL									
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	Length	Actual P.O. Share Rate	Amount	Remarks

P&C - LOC RES

June 12, 2008 #626 (INT)	12	Trafalgar Street		24th Avenue - Alamein Avenue	11mx50mm	R	61.00	\$139.39	\$8,502.79		61.00	\$153.32	\$9,352.52	
TOTAL PAVEMENT AND CURBS - LOCAL RESIDENTIAL							ESTIMATED		\$8,502.79		ACTUAL		\$9,352.52	
													INTERIM INTEREST INCLUDED (0.025)	\$228.11

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2011					TYPE: SIDEWALKS									
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Length	Estimated P.O. Share Rate	Amount	Coded Reason for Difference in Length	Length	Actual P.O. Share Rate	Amount	Remarks

SIDEWALKS

June 8, 2010 #631 (PET)	10	Windsor Street	E	L/S 7th Avenue - 8th Avenue	1.5m	M	91.50	\$72.06	\$6,593.49		91.50	\$30.08	\$2,752.32	
TOTAL SIDEWALKS								ESTIMATED	\$6,593.49		ACTUAL		\$2,752.32	
INTERIM INTEREST INCLUDED (0.025)													\$67.13	

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2011					TYPE: STREET LIGHTING									
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Length	Estimated P.O. Share Rate	Amount	Coded Reason for Difference in Length	Length	Actual P.O. Share Rate	Amount	Remarks

STREET LIGHTING

June 8, 2008														
#631 (PET)	1	Cordova Street		Carrall Street - 125 feet east of Carrall Street			125.00	\$254.41	\$31,801.25		125.00	\$157.27	\$19,658.75	Decorative Gastown lighting
							TOTAL STREET LIGHTING				ESTIMATED		\$31,801.25	ACTUAL
							INTERIM INTEREST INCLUDED (0.025)						\$19,658.75	\$479.48

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2011					TYPE: TRAFFIC CIRCLE									
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Estimated P.O. Share		Coded Reason for Difference in		Actual P.O. Share		Remarks	
							Length	Rate	Amount	Length	Length	Rate	Amount	

TRAFFIC CIRCLE

Nov. 7, 2006														
#623 (PET)	18	3rd Avenue Stephens Street		Macdonald Street - Trafalgar Street 2nd Avenue - 4th Avenue		B R	207.64 1610.41	\$5.34 \$5.34	\$1,108.80 \$8,599.59		207.64 1610.41	\$5.87 \$5.87	\$1,218.85 \$9,453.10	
June 12, 2008														
#625(PET)	15	Trutch Street 15th Avenue		14th Avenue - 16th Avenue Blenheim Street - Balaclava Street		R	1779.33	\$26.79	\$47,669.09		1779.33	\$22.45	\$39,945.96	
TOTAL TRAFFIC CIRCLE							ESTIMATED		\$57,377.48		ACTUAL		\$50,617.91	
INTERIM INTEREST INCLUDED (0.025)													\$1,234.58	

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2011										TYPE: LANE PAVEMENT				
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Estimated P.O. Share		Amount	Coded Reason for Difference in Length	Actual P.O. Share		Remarks	
							Length	Rate			Length	Rate		Amount
April 7, 2009 #629 (PET)	14	L/S of 18th Avenue		Ash Street - Tupper Street	centre strip	R	965.50	\$64.45	\$62,226.48		965.50	\$56.19	\$54,251.45	
October 22, 2009 #630	13	L/S of 32nd Avenue		L/E Granville Street - Hudson Street	centre strip	R	1296.80	\$64.45	\$83,578.76		1296.80	\$56.19	\$72,867.19	
Nov. 2, 2010 #632 (PET)	4	L/S Euclid Avenue L/E Joyce Street		Joyce Street - Tyne Street Euclid Avenue - Archimedes Street	centre strip	R	1856.36	\$59.09	\$109,692.31		1856.36	\$56.19	\$104,308.87	
	5	L/W Main Street		51st Avenue - 52nd Avenue	centre strip	R	325.77	\$59.09	\$19,249.75		325.77	\$56.19	\$18,305.02	
	6	L/E of Walden Street		29th Avenue - 30th Avenue	centre strip	R	648.65	\$59.09	\$38,328.73		648.65	\$56.19	\$36,447.64	
	7	L/S 31st Avenue		Camosun Street - Crown Street	centre strip	R	1377.50	\$59.09	\$81,396.48		1377.50	\$56.19	\$77,401.73	
	8	L/S 41st Avenue		112 east of Camarvon Street - Mackenzie Street	centre strip	R	963.30	\$59.09	\$56,921.40		963.30	\$56.19	\$54,127.83	
June 14, 2011 #633 (PET)	5	L/S Grant Street		Templeton Drive - Garden Drive	centre strip	R	792.00	\$68.77	\$54,465.84		792.00	\$56.19	\$44,502.48	
	6	L/S 26th Avenue L/E Slocan Street		L/E Slocan Street - Kaslo Street 26th Avenue - 27th Avenue	centre strip	B R	60.00 1008.64	\$68.77 \$68.77	\$4,126.20 \$69,364.17		60.00 1008.64	\$56.19 \$56.19	\$3,371.40 \$56,675.48	
	7	L/S 28th Avenue 2nd L/E Skeena Street		L/E Skeena Street - 2nd L/E Skeena Street 28th Avenue - 29th Avenue	centre strip	R	806.08	\$68.77	\$55,434.12		806.08	\$56.19	\$45,293.64	
	8	L/S 36th Avenue		Maple Street - Cypress Street	centre strip	R	1359.80	\$68.77	\$93,513.45		1359.80	\$56.19	\$76,407.16	
	9	L/S 42nd Avenue L/E Gladstone Street		Gladstone Street - dead end east 42nd Avenue - L/S 42nd Avenue	centre strip	R	1017.72	\$68.77	\$69,988.60		1017.72	\$56.19	\$57,185.69	
TOTAL LANE PAVEMENT									ESTIMATED		ACTUAL		\$701,145.58	
INTERIM INTEREST INCLUDED (0.025)													\$17,101.11	

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2011					TYPE: SPEED HUMPS									
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Estimated P.O. Share		Coded Reason for Difference in		Actual P.O. Share		Remarks	
							Length	Rate	Length	Length	Rate	Amount		

SPEED HUMPS

Nov. 2, 2010 #632 (PET)	10	L/E of Walden Street		29th Avenue - 30th Avenue		R	648.65	\$8.96				\$5,811.90	648.65	\$5.05	\$3,275.68	
TOTAL SPEED HUMPS							ESTIMATED		ACTUAL		\$3,275.68					
INTERIM INTEREST INCLUDED (0.025)											\$79.89					