



ADMINISTRATIVE REPORT

Report Date: January 30, 2018
Contact: Kevin Wong
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RTS No.: 12387
VanRIMS No.: 08-2000-20
Meeting Date: February 21, 2018

TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Engineering Services
SUBJECT: Local Improvement - Approval of Billing Rates for Projects Completed in 2017

RECOMMENDATION

- A. THAT the billing rates for lane paving and speed hump Local Improvement projects completed in 2017 be approved by Council.
- B. THAT the Director of Legal Services be instructed to prepare the necessary debenture bylaw(s) with this reports approval by Council.

REPORT SUMMARY

This report requests Council approval of billing rates to charge property owners for their share of local improvement projects certified completed in 2017. Approval of this report will allow the City to bill the individual property owners their share of the costs.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Policies governing the Local Improvement process are set out in the *Vancouver Charter* and the Local Improvement Procedure By-law (#3614).

Section 508(c) of the *Vancouver Charter* and Section 9.20 of the Local Improvement Procedure By-law provide that, by resolution, Council may establish a 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.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services recommends approval of this report.

REPORT

Background/Context

In accordance with the *Vancouver Charter* and Local Improvement Procedure By-law, billing rates must be established for each Local Improvement project type.

The billing rates are calculated as the average cost per foot of frontage of adjacent properties for similar, recently completed Local Improvement projects. Also, billed amounts must not exceed by more than 10% the estimated costs approved by Council at the respective Courts of Revision.

Local Improvement projects certified complete in 2017 include:

- Three lane paving projects that will be billed a total of \$110,071.16 to 70 properties based on an assessed frontage of 2602.15 feet and a billing rate of \$42.30 per foot.
- One speed hump project that will be billed a total of \$8,170.59 to 52 properties based on an assessed frontage of 2063.30 feet and a billing rate of \$3.96 per foot.

The actual cost of each project was less than its estimated cost presented to Council at their respective Courts of Revision. Lower actual costs were due to savings on materials costs, construction crew efficiency and conservative cost estimates.

The property owners may pay their billed amount, interest free, by April 6, 2018. After this date Legal Services will prepare a debenture bylaw for Council to enact enabling the City to apply unpaid amounts as annual charges to property taxes. Both lane paving and speed humps charges would be amortized over 15 years.

Attached to this report is the "Local Improvement List of Projects Certified Complete in 2017" (Appendix A) which details the costs and the billing rates of the projects.

Strategic Analysis

Approval of this report establishes billing rates for recovery of property owners' share of Local Improvement project costs.

Financial Implications

A total amount of \$118,241.75 would be recovered from the property owners.

CONCLUSION

Approval of the billing rates is the final formal step in the Local Improvement process prompted by the projects' completion. It is recommended that the billing rates be approved allowing for the recovery of the property owners share of the projects costs. Costs not recovered by billing due date will be added to individual owners' property taxes upon Council enactment of the debenture bylaw prepared by Legal Services.

**LOCAL IMPROVEMENT PROJECTS CERTIFIED COMPLETE IN 2017
SUMMARY**

| TYPE OF IMPROVEMENT | ESTIMATED P.O. SHARE | ACTUAL P.O. SHARE | INTERIM INTEREST INCLUDED | TEMPEST ADJUSTMENT | BILLING TOTAL |
|----------------------------|---------------------------------|------------------------------|--------------------------------------|-------------------------------|--------------------------|
| Lane Speed Humps | \$15,516.02 | \$8,170.67 | \$199.28 | -\$0.08 | \$8,170.59 |
| Lane Paving | \$215,926.41 | \$110,070.95 | \$2,684.66 | \$0.21 | \$110,071.16 |
| TOTALS | \$231,442.43 | \$118,241.62 | \$2,883.94 | \$0.13 | \$118,241.75 |

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 21st day of February, 2018.

City Engineer

City Clerk

Distribution of Certified Copies:

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

| LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2017 | | | | | | | | | | TYPE: LANE PAVING | | | | | |
|--|------|--------|------|----------|-------|--------|-------------------------|----------------------|--------|---------------------------------------|-------------------------|--------------|---------|--------|--|
| Court of Revision Schedule # and Date | Item | Street | Side | Location | Width | Zoning | Assessable Length (ft.) | Estimated P.O. Share | | Coded Reason for Difference in Length | Actual P.O. Share | | Remarks | | |
| | | | | | | | | Rate per ft. | Amount | | Assessable Length (ft.) | Rate per ft. | | Amount | |

LANE PAVING

| | | | | | | | | | | | | | | |
|---------------------------------------|---|----------------------|--|----------------------------------|--|---|------------------|---------|---------------------|--|---------------|---------|---------------------|--|
| June 22, 2017 #637 (PET) | 2 | L/S Napier St. | | Cassiar Street to Skeena Street | | R | 797.15 | \$82.98 | \$66,147.51 | | 797.15 | \$42.30 | \$33,719.45 | |
| | 4 | L/S 17th Avenue East | | Quebec Street to L/W Main Street | | R | 485.00 | \$82.98 | \$40,245.30 | | 485.00 | \$42.30 | \$20,515.50 | |
| | 3 | L/S 12th Avenue West | | Camosun Street to Crown Street | | R | 1320.00 | \$82.98 | \$109,533.60 | | 1320.00 | \$42.30 | \$55,836.00 | |
| TOTAL LANE PAVING | | | | | | | ESTIMATED | | \$215,926.41 | | ACTUAL | | \$110,070.95 | |
| INTERIM INTEREST INCLUDED (.02439025) | | | | | | | | | | | | | \$2,684.66 | |

| LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2017 | | | | | | | | | | TYPE: SPEED HUMPS | | | | | |
|--|------|--------|------|----------|-------|--------|-------------------------|----------------------|--------|---------------------------------------|-------------------------|--------------|---------|--------|--|
| Court of Revision Schedule # and Date | Item | Street | Side | Location | Width | Zoning | Assessable Length (ft.) | Estimated P.O. Share | | Coded Reason for Difference in Length | Actual P.O. Share | | Remarks | | |
| | | | | | | | | Rate per ft. | Amount | | Assessable Length (ft.) | Rate per ft. | | Amount | |

SPEED HUMPS

| | | | | | | | | | | | | | | |
|---------------------------------------|---|----------------|--|----------------------------|--|---|------------------|--------|--------------------|--|---------------|--------|-------------------|--|
| May 31, 2016 #636 (PET) | 2 | L/E Rhodes St. | | 38th Avenue to 41st Avenue | | R | 2063.30 | \$7.52 | \$15,516.02 | | 2063.30 | \$3.96 | \$8,170.67 | |
| TOTAL SPEED HUMPS | | | | | | | ESTIMATED | | \$15,516.02 | | ACTUAL | | \$8,170.67 | |
| INTERIM INTEREST INCLUDED (.02439025) | | | | | | | | | | | | | \$199.28 | |