



## REPORT

Report Date: January 20, 2021  
Contact: Taryn Scollard  
Contact No.: 604.873.7789  
RTS No.: 14296  
VanRIMS No.: 08-2000-20  
Meeting Date: February 23, 2021  
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TO: Vancouver City Council  
FROM: General Manager of Engineering Services  
SUBJECT: Local Improvement – Approval of Billing Rates for Projects Completed in 2020

### **RECOMMENDATION**

- A. THAT the billing rates for lane paving and lane lighting Local Improvement projects completed in 2020 be approved by Council.
- B. THAT the Director of Legal Services be instructed to prepare the necessary debenture by-law(s) with this report's 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 complete in 2020. Approval of this report will allow the City to bill the individual property owners their share of the costs.

### **COUNCIL AUTHORITY**

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.

## **GENERAL MANAGER'S COMMENTS**

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

## **REPORT**

### **Background**

Property owners may request to construct improvements in their local area through the Local Improvements Program. Projects are initiated through a petition process and the costs are shared between the City and the benefiting property owners. The program facilitates advancement of lower-priority, locally-serving projects where there is owner support. Typical Local Improvement projects include lane paving or lighting, or the construction of traffic calming features such as traffic circles or lane speed humps.

Billing rates for Local Improvement projects must be established for each Local Improvement project type in accordance with the Vancouver Charter and Local Improvement Procedure By-law. This report seeks Council approval of billing rates for the property owners' share of two (2) projects that were completed in 2020.

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 2020 include:

- One lane paving project that will be billed a total of \$67,813.61 to 28 properties based on an assessed frontage of 995.20 feet and a billing rate of \$68.14 per foot.
- One lane lighting project that will be billed a total of \$5,360.04 to 38 properties based on an assessed frontage of 1243.62 feet and a billing rate of \$4.31 per foot.

The actual costs of the two lane projects were less than their estimated costs presented to Council at their respective Courts of Revision. Lower actual costs were due to savings on material costs, construction crew efficiency and conservative cost estimates.

The property owner may pay their billed amount interest free, by April 9, 2021. After this date Legal Services will prepare a debenture by-law for Council enactment, enabling the City to apply unpaid amounts as annual charges to property taxes. Lane paving charges would be amortized over 15 years. Lane lighting charges would be amortized over 5 years.

Attached to this report is the "Local Improvement List of Projects Certified Complete in 2020" (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 each property owner's share of Local Improvement project costs.

***Financial Implications***

A total amount of \$73,173.65 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 project's completion. It is recommended that the billing rates be approved allowing for the recovery of the property owner's share of the project's costs. Costs not recovered by the billing due date will be added to the individual owner's property taxes upon Council enactment of the debenture by-law prepared by Legal Services.

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**LOCAL IMPROVEMENT PROJECTS CERTIFIED COMPLETE IN 2020  
SUMMARY**

<b>TYPE OF IMPROVEMENT</b>	<b>ESTIMATED P.O. SHARE</b>	<b>ACTUAL P.O. SHARE</b>	<b>INTERIM INTEREST INCLUDED</b>	<b>TEMPEST ADJUSTMENT</b>	<b>BILLING TOTAL</b>
Lane Paving	\$125,305.65	\$67,812.93	\$1,653.97	\$0.68	\$67,813.61
Lane Lighting	\$15,545.30	\$5,360.00	\$130.73	\$0.04	\$5,360.04
<b>TOTALS</b>	\$140,850.95	\$73,172.93	\$1,784.70	\$0.72	\$73,173.65

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 23rd day of February, 2021.

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
City Clerk

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LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2020										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 11, 2019 #640	2	L/S 57th Ave. E.		Windsor St. to Ross St.		R	995.20	\$125.91	\$125,305.65		995.20	\$68.14	\$67,812.93	
TOTAL LANE PAVING							ESTIMATED		\$125,305.65		ACTUAL		\$67,812.93	
INTERIM INTEREST INCLUDED (.02439025)													\$1,653.97	

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2020										TYPE: LANE LIGHTING				
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 LIGHTING**

June 11, 2019 #640	5	Lanes inside		4400-4600 Dumfries St. to Fleming St.		R	1243.62	\$12.50	\$15,545.30		1243.62	\$4.31	\$5,360.00	
		Lanes inside	&	South of 4444 Dumfries St. to 31st E. Ave.										
TOTAL LANE LIGHTING							ESTIMATED		\$15,545.30		ACTUAL		\$5,360.00	
INTERIM INTEREST INCLUDED (.02439025)													\$130.73	

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