



REPORT

Report Date: January 31, 2022
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VanRIMS No.: 08-2000-25
Meeting Date: March 1, 2022
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Local Improvement – Approval of Billing Rates for Projects Completed in 2021

RECOMMENDATION

- A. THAT Council approve the billing rates for Local Improvement projects completed in 2021 as set out in Appendix A of this report.
- B. THAT Council instruct the Director of Legal Services to prepare the debenture by-law(s), if necessary.

REPORT SUMMARY

This report requests Council approval of billing rates to charge property owners for their share of local improvement projects certified complete in 2021. 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 COMMENTS

The City Manager concurs with the foregoing recommendations.

REPORT

Background/Context

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 five (5) projects that were completed in 2021.

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 2021 include:

- Three lane paving projects that will be billed a total of \$328,644.94 to 145 properties based on an assessed frontage of 3,402.83 feet and a billing rate of \$96.58 per foot,
- One speed hump project that will be billed a total of \$7,075.94 to 34 properties based on an assessed frontage of 1,160.09 feet and a billing rate of \$6.10 per foot,
- One lane lighting project that will be billed a total of \$4,320.46 to 26 properties based on an assessed frontage of 860.65 feet and a billing rate of \$5.02 per foot.

The actual costs of the 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 8, 2022. 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 and speed hump 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 2021" (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

A total amount of \$340,041.34 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 2021
SUMMARY**

TYPE OF IMPROVEMENT	ESTIMATED P.O. SHARE	ACTUAL P.O. SHARE	INTERIM INTEREST INCLUDED	TEMPEST ADJUSTMENT	BILLING TOTAL
Lane Paving	\$441,672.00	\$328,645.32	\$8,015.74	-\$0.38	\$328,644.94
Speed Humps	\$8,000.00	\$7,076.55	\$172.60	-\$0.61	\$7,075.94
Lane Lighting	\$6,343.00	\$4,320.46	\$105.38	\$0.00	\$4,320.46
TOTALS	\$456,015.00	\$340,042.33	\$8,293.72	-\$0.99	\$340,041.34

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 1st day of March, 2022.

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 2021										TYPE: LANE PAVING					
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Assessable Length (ft.)	Estimated P.O. Share Rate per ft.	Amount	Coded Reason for Difference in Length	Assessable Length (ft.)	Actual P.O. Share Rate per ft.	Amount	Remarks	
June 11, 2019 #640	1	L/S 36th Ave. W.		Highbury St. to Dunbar St.		Res	1083.76	\$123.95	\$134,332.00		1083.76	\$96.58	\$104,669.54		
	4	L/S 8th Ave. W.		Balsam St. to Vine St.		Res, Mult	899.69	\$145.23	\$130,670.00		899.69	\$96.58	\$86,892.06		
November 3, 2020 #641	3	L/E Haig St.		64th Ave. W. to 67th Ave. W.		Res	1419.38	\$124.47	\$176,670.00		1419.38	\$96.58	\$137,083.72		
TOTAL LANE PAVING									ESTIMATED	\$441,672.00		ACTUAL	\$328,645.32		
INTERIM INTEREST INCLUDED (.02439025)															

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2021										TYPE: SPEED HUMPS				
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Assessable Length (ft.)	Estimated P.O. Share Rate per ft.	Amount	Coded Reason for Difference in Length	Assessable Length (ft.)	Actual P.O. Share Rate per ft.	Amount	Remarks
November 3, 2020 #641	6	L/E St. Catherines St.		35th Ave. E. to 37th Ave. E.		Res	1160.09	\$6.90	\$8,000.00		1160.09	\$6.10	\$7,076.55	
TOTAL SPEED HUMPS									ESTIMATED	\$8,000.00		ACTUAL	\$7,076.55	
INTERIM INTEREST INCLUDED (.02439025)													\$172.60	

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2021										TYPE: LANE LIGHTING				
Court of Revision Schedule # and Date	Item	Street	Side	Location	Width	Zoning	Assessable Length (ft.)	Estimated P.O. Share Rate per ft.	Amount	Coded Reason for Difference in Length	Assessable Length (ft.)	Actual P.O. Share Rate per ft.	Amount	Remarks
November 3, 2020 #641	7	L/E Kaslo St.		27th Ave. E. to 29th Ave. E.		Res	860.65	\$7.37	\$6,343.00		860.65	\$5.02	\$4,320.46	
TOTAL LANE LIGHTING									ESTIMATED	\$6,343.00		ACTUAL	\$4,320.46	
INTERIM INTEREST INCLUDED (.02439025)													\$105.38	

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