



COUNCIL REPORT

Report Date: January 31, 2023
Contact: Eric Mital
Contact No.: 604.873.7893
RTS No.: 15588
VanRIMS No.: 08-2000-20
Meeting Date: March 7, 2023
[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 2022

Recommendations

- A. THAT Council approve the billing rates for Local Improvement projects completed in 2022 as set out in Appendix A.
- B. THAT Council instruct the Director of Legal Services to prepare all necessary debenture by-laws.

Purpose and Executive Summary

This report requests Council approval of billing rates to charge property owners for their share of local improvement projects certified complete in 2022. 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.

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

Context and 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 2022.

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 2022 include:

- One lane paving project that will be billed a total of \$147,507.49 to 37 properties based on an assessed frontage of 1325.91 feet and a billing rate of \$111.25 per foot,
- One lane lighting project that will be billed a total of \$3,581.15 to 10 properties based on an assessed frontage of 620.65 feet and a billing rate of \$5.77 per foot.

The actual costs of the 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 owners may pay their billed amount interest free, by April 6, 2023. 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 2022" (Appendix A) which details the costs and the billing rates of the projects.

Discussion

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 \$151,088.64 would be recovered from the property owners.

Legal Implications

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.

* * * * *

APPENDIX A

**LOCAL IMPROVEMENT PROJECTS CERTIFIED COMPLETE IN 2022
SUMMARY**

TYPE OF IMPROVEMENT	ESTIMATED P.O. SHARE	ACTUAL P.O. SHARE	INTERIM INTEREST INCLUDED	TEMPEST ADJUSTMENT	BILLING TOTAL
Lane Paving	\$167,077.96	\$147,508.48	\$3,597.77	-\$0.99	\$147,507.49
Lane Lighting	\$8,006.38	\$3,580.00	\$87.32	\$1.15	\$3,581.15
TOTALS	\$175,084.34	\$151,088.48	\$3,685.09	\$0.16	\$151,088.64

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 7th day of March, 2023.

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 2022										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	3	LE Prince Albert St.		28th Ave. E. to 30th Ave. E.		Res	1325.91	\$126.01	\$167,077.96		1325.91	\$111.25	\$147,508.48	
TOTAL LANE PAVING INTERIM INTEREST INCLUDED (.02439025)							ESTIMATED		\$167,077.96		ACTUAL		\$147,508.48	

LIST OF LOCAL IMPROVEMENTS COMPLETED IN 2022										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

November 22, 2018 #639	3	L/S 49th Ave. E.		Quebec St. to L/E Quebec St.		Res	620.65	\$12.90	\$8,006.38		620.65	\$5.77	\$3,580.00	
TOTAL LANE LIGHTING INTERIM INTEREST INCLUDED (.02439025)							ESTIMATED		\$8,006.38		ACTUAL		\$3,580.00	\$87.32