




City of Richmond

Report to Committee



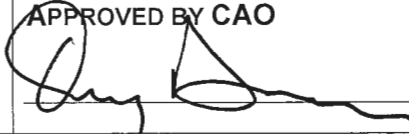
To: Public Works and Transportation Committee **Date:** December 21, 2015
From: John Irving, P.Eng. MPA **File:** 10-6000-01/2015-Vol
 Director, Engineering 01
Re: **Local Area Services – North Side Donald Road from and including 6991 Donald Road to and including 7480 Grandy Road and South Side Donald Road from Gilbert Road to and including 6760 Donald Road - Bylaw No. 9277**

Staff Recommendation

1. That the Local Area Services Program for roadway development to widen pavement, install curb, gutter, sidewalk, street lights and boulevard trees (where ditch has previously been eliminated on Donald Road), be adopted in accordance with Section 211 and 212 of the *Community Charter*; and
2. That Bylaw No. 9277, which authorizes local area services construction at Donald Road, be introduced and given first, second and third readings.


 John Irving, P.Eng. MPA
 Director, Engineering
 (604-276-4140)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

The *Community Charter* requires that Council adopt a Bylaw to establish a Local Area Service after a LAS petition is successfully circulated and certified.

A Local Area Services Program petition was successfully circulated and certified as sufficient and valid on June 25, 2015 for roadway development to widen pavement, install curb, gutter, sidewalk, street lights and boulevard trees (where ditch has previously been eliminated) along the specific areas of Donald Road – Gilbert Road to Grandy Road as shown in attached Bylaw No. 9277 Plan to Schedule “A”.

Analysis

The Local Area Services Program petition has support of 64% of the subject properties. The minimum threshold requirement for public support according to the *Community Charter* is 50%.

In support of the Local Area Service Bylaw, this report confirms that:

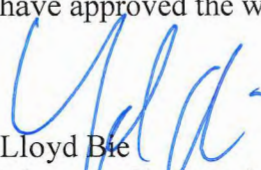
1. The estimated cost of the work is \$ 1,011,000.00;
2. The estimated share (100%) of the total cost which will be specially charged against the parcels benefiting from or abutting on the work is \$1,011,000.00 as a parcel tax based on taxable frontage through general taxation. A detailed listing of the cost per property is attached in Bylaw No. 9277;
3. The charge per taxable front metre against the various parcels is estimated to be \$1,729.21;
4. The number of instalments by which the special charges shall be made payable are 15.

Financial Impact

The 2016 Capital Plan includes, for Council consideration, financial funding of \$1,011,000.00 for the Local Area Services Program projects funded from the Local Improvement Reserve. If approved, this project will fund the Donald Road Local Area Services Program. This value will be recovered from benefiting property owners over 15 years through a parcel tax identified in the proposed Bylaw No. 9277 included with this report.

Conclusion

It is recommended that this project proceed as financing is in place and the benefiting residents have approved the work by petition in accordance with the *Community Charter*.



Lloyd Bie
Manager, Engineering, Planning
(604-276-4075)

Att. 1: Local Area Service Bylaw No. 9277



City of Richmond

Bylaw 9277

LOCAL AREA SERVICE BYLAW NO. 9277
WHEREAS:

- A. Section 211 of the *Community Charter* authorizes **Council** to, by bylaw, establish a local area service;
- B. **Council** has received a **Petition** requesting provision of the **Service**;
- C. The **Corporate Officer** has certified the sufficiency of the **Petition**; and
- D. Section 216 of the *Community Charter* provides that the costs of a **Service** may be recovered by a **Tax**.

The **Council** of the **City** enacts as follows:

PART ONE: LOCAL AREA SERVICE**1. Service Cost**

1.1.1 The cost of the **Service** shall be the actual costs of construction of the **Service**.

1.2. Service Recovery Cost

1.1.2 The full cost of the **Service** shall be recovered by the **Tax**.

1.3. Tax Allocation

1.1.3 The **Tax** shall, as more particularly set-out in schedule A of this bylaw, be allocated amongst the **Parcels** on the basis of **Parcel** frontage area.

1.4 Tax Repayment

1.1.4 The **Tax** shall be imposed on the **Parcels** for a period of 15 years commencing the year after completion of the construction of the **Service**.

PART TWO: INTERPREATION

2.1 In this bylaw, unless the context requires otherwise:

CITY means the City of Richmond

COMMUNITY CHARTER means *Community Charter*, SBC 2003, c. 26, as amended or replaced from time to time

CORPORATE OFFICER	means the person appointed by Council pursuant to section 148 of the <i>Community Charter</i> as the Corporate Officer of the City , or his or her designate
COUNCIL	means the council of the City
LOCAL SERVICE AREA	means the area described in schedule A of this bylaw
PARCELS	means the parcels of land within the Local Service Area
PETITION	means a petition made pursuant to section 212 of the <i>Community Charter</i>
SERVICE	means the roadway development to widen pavement, install curb, gutter, sidewalk, street lights, and boulevard trees (where ditch has previously been eliminated) to be constructed within the Local Service Area
TAX	means the parcel tax to be imposed on the Local Service Area in accordance with this bylaw

PART THREE: SEVERABILITY AND CITATION

3.1. If any part, section, subsection, clause, or sub clause of this bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

This bylaw is cited as "**Local Area Service Bylaw No. 9277**"

FIRST READING

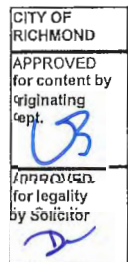
SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY CLERK



SCHEDULE "A"

Parcel Description and Tax Allocation

Civic Address/ Legal Description of Property	Estimated Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
6988 DONALD RD LOT 233 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 61355	25.48	4,243.94	44,060.28
6986 DONALD RD LOT 235 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 61355	18.29	3,046.38	31,627.30
7480 GRANDY RD LOT 217 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 53364	15.24	2,538.37	26,353.17
6519 DONALD RD LOT 218 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 53364	25.92	4,317.23	44,821.17
6531 DONALD RD LOT 219 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 53364	20.42	3,401.15	35,310.49
6551 DONALD RD LOT 109 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6571 DONALD RD LOT 110 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6591 DONALD RD LOT 111 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6611 DONALD RD LOT 112 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49

Civic Address/ Legal Description of Property	Estimated Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
6631 DONALD RD LOT 113 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6651 DONALD RD LOT 114 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6911 DONALD RD LOT 115 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6939 DONALD RD LOT 116 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6951 DONALD RD LOT 117 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6971 DONALD RD LOT 118 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6991 DONALD RD LOT 119 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.42	3,401.15	35,310.49
6980 DONALD RD LOT 120 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6960 DONALD RD LOT 121 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6940 DONALD RD LOT 122 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32

Civic Address/ Legal Description of Property	Estimated Taxable frontage (metres)	Estimated Annual Charge for 15-Year Period	Estimated Single Lump Sum Payment
6920 DONALD RD LOT 123 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6900 DONALD RD LOT 124 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6880 DONALD RD LOT 125 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6860 DONALD RD LOT 126 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6840 DONALD RD LOT 127 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6820 DONALD RD LOT 128 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6800 DONALD RD LOT 129 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6780 DONALD RD LOT 130 SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 14617	20.62	3,434.46	35,656.32
6760 DONALD RD LOT B SECTION 18 BLOCK 4N RANGE 6W NEW WESTMINSTER DISTRICT PLAN 21351	27.87	4,642.02	48,193.12

PLAN TO SCHEDULE "A"

