

NO: R195

COUNCIL DATE: **OCTOBER 7, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 30, 2013**  
FROM: **General Manager, Engineering** FILE: **5012-1010**  
SUBJECT: **Local Area Service – Construction of Southbound Left-Turn Bay on 140 Street at 82 Avenue**

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## RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Approve the establishment of a Local Area Service (LAS) for the construction of a southbound left-turn bay on 140 Street at 82 Avenue at an estimated total cost of \$59,032.51, with 100% of the costs to be recovered by a local service charge that will be apportioned to the benefiting properties fronting 82 Avenue on a “lot area” basis and will be based on the final costs of construction all in accordance with City policy; and
2. Authorize the City Clerk to bring forward the necessary LAS By-law for the required readings.

## INTENT

The purpose of this report is to:

- advise Council of a petition that has been received by the City for the construction of a southbound left-turn bay on 140 Street at 82 Avenue to be paid by way of a Local Area Service process; and
- recommend that such works be constructed under an LAS By-law in accordance with City policy.

## DISCUSSION

The owners of certain properties on 82 Avenue east of 140 Street (as illustrated on the map attached as Appendix I) have petitioned the City to construct a southbound left-turn bay on 140 Street at 82 Avenue. The petition has been certified to be sufficient in accordance with the *Community Charter*. A copy of the City Clerk’s Certificate of Sufficiency is attached to this report as Appendix II.

The cost to construct the left-turn bay has been estimated at \$59,032.51. In accordance with the City's LAS policy, 100% of the costs of such construction are to be recovered by way of an LAS charge from each of the properties within the benefiting area based on the area of the benefiting property in comparison to the total area of all benefiting properties, as more particularly documented in the Engineer's Report that is attached to this report as Appendix III.

The Sahib Brookside Gurdwara and Vedic Mandir fronting the east side of 140 Street between 82 Avenue and 84 Avenue have historically shown interest in pursuing a separate northbound left-turn bay on 140 Street into the parking lot in Bear Creek Park, which also provides parking for these places of worship. An agreement on such a left turn bay has not yet come to fruition; however, the left turn bay that is the subject of this report will not preclude the northbound left turn bay from being constructed at some future date.

### **SUSTAINABILITY CHARTER/CONSIDERATIONS**

The completion of the works that are the subject of this report will improve the quality of life of residents in the local service area by improving mobility. The project will assist in achieving the objectives of the City's Sustainability Charter; more particularly, the following scope action items:

- SC13: Create a Fully Accessible City; and
- EC3: Sustainable Infrastructure Maintenance and Replacement.

### **CONCLUSION**

Based on the above discussion, it is recommended that Council:

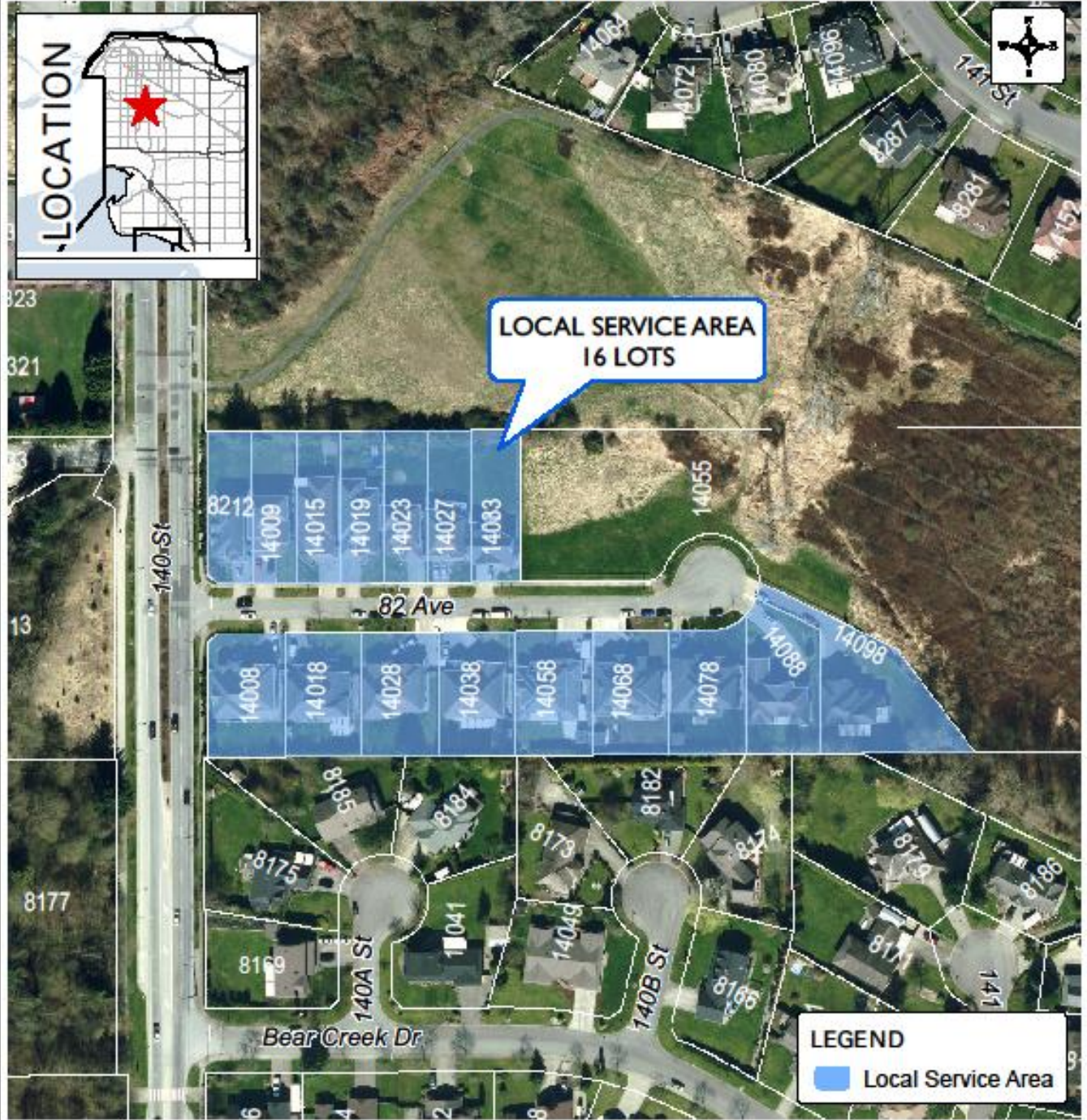
- Approve the establishment of a Local Area Service (LAS) for the construction of a southbound left-turn bay on 140 Street at 82 Avenue at an estimated total cost of \$59,032.51, with 100% of the costs to be recovered by a local service charge that will be apportioned to the benefiting properties fronting 82 Avenue on a "lot area" basis and will be based on the final costs of construction all in accordance with City policy; and
- Authorize the City Clerk to bring forward the necessary LAS By-law for the required readings.

Vincent Lalonde, P.Eng.  
General Manager, Engineering

JB/MD/GC/brb/ras

- Appendix I - Map of LAS Area (Benefitting Properties) on 82 Avenue
- Appendix II - City Clerk's Certificate of Sufficiency
- Appendix III - Engineer's Report Regarding the Left Turn Bay Construction and Related LAS

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 19-Jun-2013, aw8

Date of Aerial Photography: March 30, 2013



**LOCAL AREA SERVICE  
LEFT TURN BAY  
140 STREET AND 82 AVENUE  
(5012-1010-00)**

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office.

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**Certificate of Sufficiency**  
a formal petition for Local Area Service

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Pursuant to Section 212, SBC Chap. 26 of the *Community Charter*, I, *Jane Sullivan*, the City Clerk for City of Surrey, British Columbia certify that a formal petition for undertaking the following work as a Local Area Service agreement has been received and is determined to be sufficient.

General Description of the Work: *Local Area Service*  
*Left Turn Bay onto*  
*82 Avenue from 140 Street*

The Council may, by bylaw, undertake the work described above.

  
Jane Sullivan, City Clerk

Date: June 13, 2013

**CITY OF SURREY**  
**ENGINEER'S REPORT (\*)**  
**LOCAL AREA SERVICE – LEFT-TURN BAY CONSTRUCTION**  
**By FORMAL PETITION**

Pursuant to Section 212 of the Community Charter, I wish to advise in regard to the following work resolved to be undertaken as a Local Area Service.

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Location:      Left-turn bay on to 82 Avenue from 140 Street

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Total Estimated Cost	\$59,032.51(*)
Property Owner Contribution Total Cost	\$59,032.51(*)
Total Lot Area of the Properties in the Local Service Area	13,767 m <sup>2</sup>
Cost Per Square Metre for the LAS Cost Share	\$4.29(*)
Amortization Period	15 years
Annual Interest Rate	5.4%(*)

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**Cost Distribution**

Address			Lot Area (m <sup>2</sup> )	Total Costs Per Lot *	Annual payment over 15 years *
House	Road	PID			
8212	140 St	025-107-178	700	\$ 3,001.58	\$ 297.05
14008	82 Ave	025-107-321	924	\$ 3,962.09	\$ 392.11
14009	82 Ave	025-107-186	700	\$ 3,001.58	\$ 297.05
14015	82 Ave	025-107-194	700	\$ 3,001.58	\$ 297.05
14018	82 Ave	025-107-313	930	\$ 3,987.81	\$ 394.65
14019	82 Ave	025-107-208	700	\$ 3,001.58	\$ 297.05
14023	82 Ave	025-107-216	700	\$ 3,001.58	\$ 297.05
14027	82 Ave	025-107-224	700	\$ 3,001.58	\$ 297.05
14028	82 Ave	025-107-305	930	\$ 3,987.81	\$ 394.65
14033	82 Ave	025-107-232	710	\$ 3,044.46	\$ 301.29
14038	82 Ave	025-107-291	930	\$ 3,987.81	\$ 394.65
14058	82 Ave	025-107-283	930	\$ 3,987.81	\$ 394.65
14068	82 Ave	025-107-275	930	\$ 3,987.81	\$ 394.65
14078	82 Ave	025-107-267	945	\$ 4,052.13	\$ 401.02
14088	82 Ave	025-107-259	1,020	\$ 4,373.73	\$ 432.84
14098	82 Ave	025-107-241	1,318	\$ 5,651.55	\$ 559.30
			13,767	\$ 59,032.51	

(\*) All costs are estimates only. A revised Engineer's Report with the actual final cost and the appropriate interest rate for amortization will be prepared upon completion of the work.