

NO: 208

COUNCIL DATE: October 28, 2013

---

## REGULAR COUNCIL

**TO: Mayor & Council** **DATE: October 23, 2013**

**FROM: General Manager, Engineering** **FILE: 1211-0560**  
**General Manager, Finance and Technology**

**SUBJECT: Local Area Service – Infrastructure Improvements along Musqueam Drive at 12009, 12031, 12233 and 12195 Musqueam Drive - Final Costs and Apportionment By-law No. 17611**

---

## RECOMMENDATION

The Engineering Department and the Finance & Technology Department recommend that Council:

1. Approve amendments to "Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611" to reflect the final costs of construction of the works covered by the By-law and the apportionment thereof across the benefiting properties all as detailed in Appendix II attached to this report; and
2. Authorize the City Clerk to bring forward the necessary amendment By-law, a copy of which is attached as Appendix I to this report, for the required readings and final adoption.

## INTENT

The purpose of this report is to provide information about the final project costs related to "Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611" and to obtain approval to bring forward an amendment By-law to apportion the final costs of construction of the project across the benefiting properties.

## DISCUSSION

At its Regular meeting on April 2, 2012 Council approved the recommendations of Corporate Report No. Ro61;2012 thereby approving the use of a Local Area Service (LAS) initiative as the means by which to finance the construction of a sanitary sewer main extension, a water main extension, drainage improvements and local road improvements across the frontage of lots fronting Musqueam Drive, more specifically the lots at 12009, 12031, 12233, and 12195 Musqueam Drive all as illustrated in Appendix III attached to this report.

Following a successful property owner petitioning process, which is a necessary part of the LAS procedure, Council approved the LAS by way of Council Resolution No. R12-957. Subsequently, Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012,

No. 17611 was given the required readings. The construction work has now been completed and final costs of construction have been determined. The final cost of the works was approximately 12% lower than the estimate that was originally provided to the owners of the properties within the benefiting area.

Based on the Completion Certificate, which is attached as Appendix IV to this report, the works authorized under By-law No. 17611 were completed at a cost of \$2,623,514.94.

Appendix II attached to this report details the apportionment of the final costs of the project to the benefiting properties.

## CONCLUSION

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

- Approve amendments to "Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611" to reflect the final costs of construction of the works covered by the By-law and the apportionment thereof across the benefiting properties all as detailed in Appendix II attached to this report; and
- Authorize the City Clerk to bring forward the necessary amendment By-law, a copy of which is attached as Appendix I to this report, for the required readings and final adoption.

Vivienne Wilke, CGA  
General Manager,  
Finance & Technology

Vincent Lalonde, P.Eng.  
General Manager,  
Engineering

MZ/brb

Appendix I - Bylaw No. 18091 that will act to amend "Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611"

Appendix II - Cost Apportionment Report

Appendix III - Map Illustrating the Area Covered by the Local Area Service

Appendix IV - Completion Certificate Related to By-law No. 17611

**APPENDIX I**

CITY OF SURREY

BY-LAW NO. 18091

A by-law to amend the provisions of “Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611”.

.....

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. “Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611” is hereby amended as follows:

Schedule B is deleted in its entirety and new Schedule B Engineer's Report, Final Costs & Apportionment, attached hereto and forming a part of this by-law is inserted in its place.

- 2. This Bylaw shall be cited for all purposes as “Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) Bylaw, 2012, No. 17611, Amendment Bylaw, 2013, No. 18091”.

PASSED FIRST READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

PASSED SECOND READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

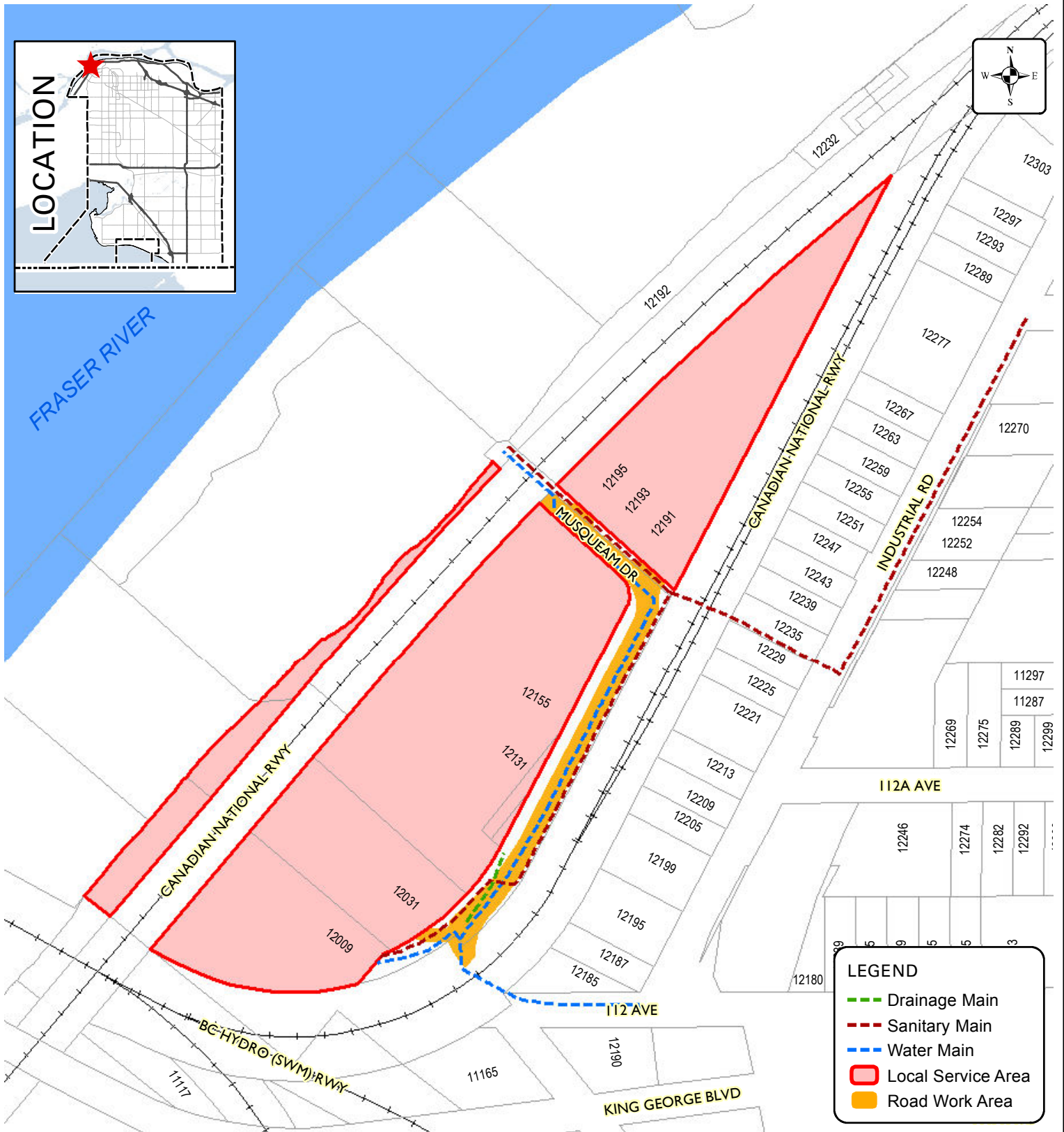
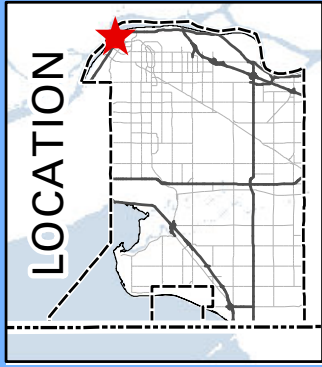
PASSED THIRD READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

# SCHEDULE A



Produced by GIS Section: February 10, 2012, AW8



## INFRASTRUCTURE IMPROVEMENTS ALONG MUSQUEAM DRIVE AT 12009, 12031, 12233 AND 12195

## 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.

G:\MAPPING\GIS\MAPS\  
CORPORATE REPORTS\Utilities\  
AW-MusqueamDr-LAS-A.mxd

# SCHEDULE B



## ENGINEER'S REPORT - FINAL COST & APPORTIONMENT

### LOCAL AREA SERVICE

#### Utilities Extension and Road Improvement

#### PROJECT 1211-0560

#### By Formal Petition

Pursuant to Section 11 of the "Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611", the following provides the final costs and apportionment thereof.

---

Works: Utilities Extension and Road Improvement  
Location: Along Musqueam Drive at 12009, 12031, 12233 and 12195 Musqueam Drive

---

Total cost of the Works	\$2,623,514.94
Total frontage of the properties in the Local Service Area (l.m.)	254.63
Cost for utility extension and road work per linear metre of frontage	\$ 10,303.24
Number of existing lots in the Local Service Area	4
Owners' portion of the costs	100%
Amortization period	15 years
Interest rate	6.20%

Annual Payment is to be calculated on individual owner's share amortized over 15 years.

---

#### Cost Distribution

Address			Adjusted Frontage l.m.	Total Costs Per Lot	Annual payment over a 15-year Term
House	Road	PID			
12009	Musqueam Dr.	009-213-546	30.00	\$ 309,097.31	\$32,243.71
12031	Musqueam Dr.	009-213-635	55.18	\$ 568,532.99	\$59,305.09
12233	Musqueam Dr.	005-082-943	81.63	\$ 841,053.78	\$87,732.41
12195	Musqueam Dr.	013-197-606	87.82	\$ 904,830.86	\$94,385.16
Total			<b>254.63</b>	<b>\$2,623,514.94</b>	



## ENGINEER'S REPORT - FINAL COST & APPORTIONMENT

### LOCAL AREA SERVICE

### Utilities Extension and Road Improvement

### PROJECT 1211-0560

#### By Formal Petition

Pursuant to Section 11 of the "Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611", the following provides the final costs and apportionment thereof.

Works: Utilities Extension and Road Improvement

Location: Along Musqueam Drive at 12009, 12031, 12233 and 12195 Musqueam Drive

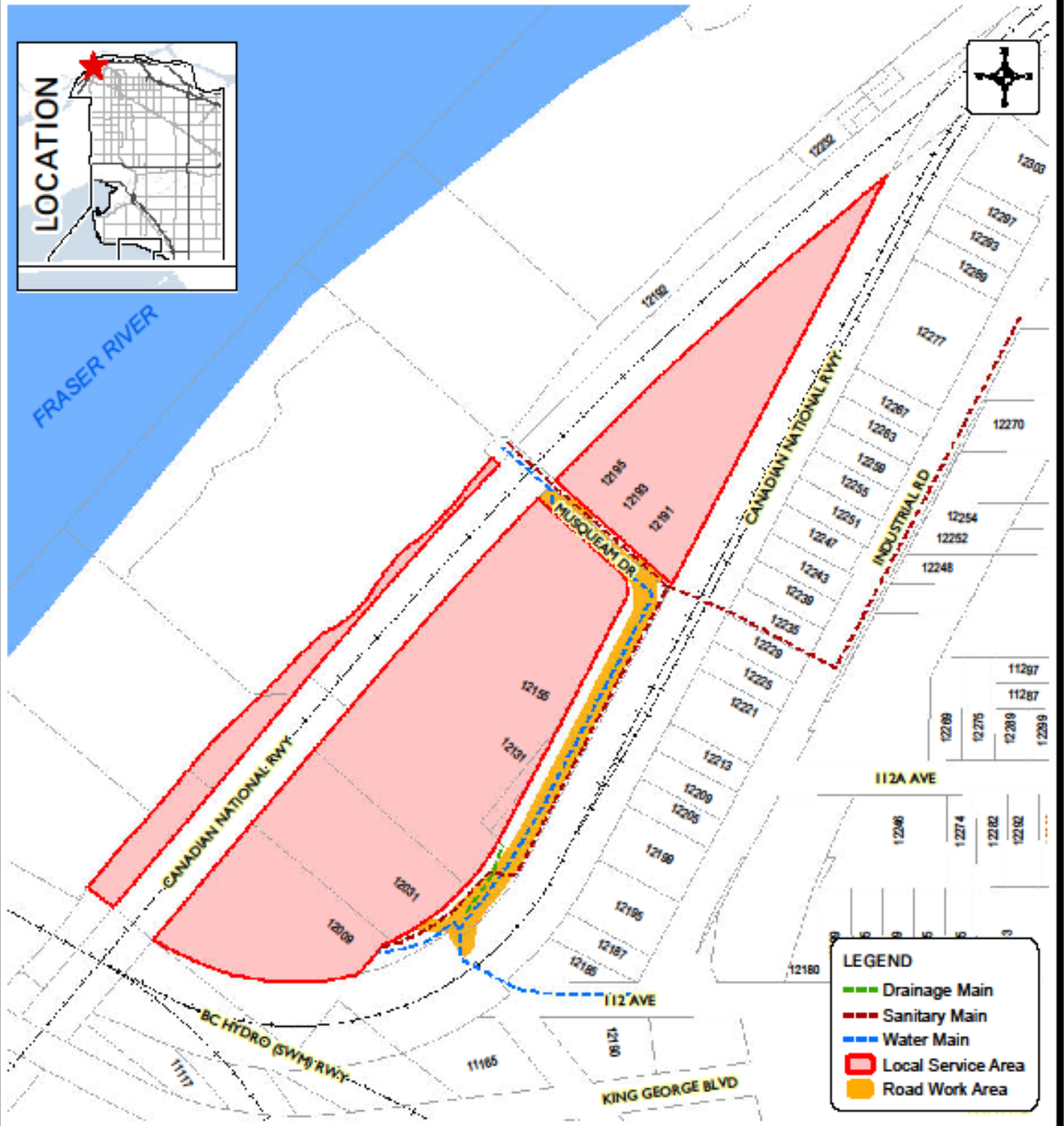
Total cost of the Works	\$2,623,514.94
Total frontage of the properties in the Local Service Area (l.m.)	254.63
Cost for utility extension and road work per linear metre of frontage	\$ 10,303.24
Number of existing lots in the Local Service Area	4
Owners' portion of the costs	100%
Amortization period	15 years
Interest rate	6.20%

Annual Payment is to be calculated on individual owner's share amortized over 15 years.

#### Cost Distribution

Address			Adjusted Frontage l.m.	Total Costs Per Lot	Annual payment over a 15-year Term
House	Road	PID			
12009	Musqueam Dr.	009-213-546	30.00	\$ 309,097.31	\$32,243.71
12031	Musqueam Dr.	009-213-635	55.18	\$ 568,532.99	\$59,305.09
12233	Musqueam Dr.	005-082-943	81.63	\$ 841,053.78	\$87,732.41
12195	Musqueam Dr.	013-197-606	87.82	\$ 904,830.86	\$94,385.16
Total			<b>254.63</b>	<b>\$2,623,514.94</b>	

# APPENDIX III



**LEGEND**

- Drainage Main
- Sanitary Main
- Water Main
- Local Service Area
- Road Work Area

Produced by GIS Section: February 10, 2012, AW8



## INFRASTRUCTURE IMPROVEMENTS ALONG MUSQUEAM DRIVE AT 12009, 12031, 12233 AND 12195

## 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.

G:\MAPPING\GIS\MAPS\CORPORATE REPORTS\Utilities\AW-MusqueamDr-LAS-A.mxd

## APPENDIX IV



# COMPLETION CERTIFICATE

**Date:** October 1, 2013

**File:** 1211-0560

---

This is to certify that the Works authorized under "Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611" are complete.

Vincent Lalonde, P.Eng.  
General Manager, Engineering

As required under the "Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611", I hereby certify that the final cost of the Works has amounted to \$2,623,514.94.

Vivienne Wilke, C.G.A.  
General Manager,  
Finance & Technology

- c.c. - City Clerk  
- Property Tax Manager  
- Local Area Service Clerk