

NO: R043

COUNCIL DATE: March 7, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 1, 2016**

FROM: **General Manager, Engineering**

PROJECT FILE: **4715-053**

SUBJECT: **Local Area Service Bylaw for the Bridgeview East Phase 3 and 4 Vacuum Sewer System Replacement Program**

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## RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Approve a Local Area Service for the replacement of the existing Vacuum Sewer System in the Phase 3 and 4 areas of Bridgeview as illustrated on the map attached as Appendix "I" at an estimated cost of \$15.5 million and with the final costs of the works to be apportioned to and levied on the properties in the area in accordance with the provisions of Bylaw No. 18669, a copy of which is attached as Appendix "V"; and
2. Authorize the Clerk to bring forward for the required readings of Local Area Service Bylaw, 2016, No. 18669.

## INTENT

The purpose of this report is to seek Council approval of a Local Area Service (LAS) Bylaw for the Phase 3 and Phase 4 areas of the Bridgeview Vacuum Sewer System (VSS) replacement which will result in a more reliable sanitary sewer system for the properties in that area and will allow the City to recover the LAS project costs from the owners of properties within the local service area.

## BACKGROUND

At its Regular meeting on December 14, 2015, Council adopted the recommendations of Corporate Report No. R236;2015, thereby authorizing staff to initiate an LAS as the means for facilitating the replacement of the existing VSS in the Phase 3 and Phase 4 areas of Bridgeview. The Phase 3 and 4 areas are illustrated on the map attached to this report as Appendix "I".

The replacement of the VSS in the Phase 3 and 4 areas will allow for the decommissioning of the East Bridgeview Vacuum Sewer Station and the vacuum sewer pipes which will result in operations and maintenance savings and eliminate the need to replace major components of the system that are approaching the end of their service life. The new system will provide a more reliable sanitary sewer service to the area and remove one of the servicing constraints for the development community in the benefitting area. The completion of Phase 3 and Phase 4 will result in the completion of the replacement of the VSS in Bridgeview.

The local service area has been subdivided into two areas, Area A and Area B, to reflect differences in servicing strategies and costs.

Area A includes replacing the existing VSS with a Low Pressure Sewer (LPS) system and includes residential and industrial properties along 115A/B Avenues from 128 Street to 132 Street, along King George Boulevard from 128 Street to 129 Street, and two properties on 112B Avenue. The proposed system is similar to the system installed for a portion of Phase 1 and most of Phase 2.

A new Steep Grade Sewer (SGS) system is proposed for Area B which is roughly bound by 126A Street in the west, 129 Street in the east, 113A Avenue in the south and 115B Avenue in the north. The SGS system includes a network of gravity sewers, a sanitary sewer pump station and force-main. The proposed system is similar to the system installed for most of Phase 1.

### **Cost Recovery Principles**

The City will contribute approximately \$8.0 million of the estimated total cost of \$15.5 million for the project. The remaining cost will be recovered through Local Service Taxes from each particular property when it develops.

The City's contribution to this LAS will be recovered under the following principles:

1. The City will continue to provide sanitary sewer service to its existing customers without sewer replacement charges being applied irrespective of whether the sanitary system has been improved or replaced, except where and when development occurs and when a connection is provided to a property that did not previously have an active connection;
2. The City will contribute its operational and maintenance savings from decommissioning the Bridgeview East Vacuum Sewer Station to help fund the project; and
3. Development will pay all remaining costs for the infrastructure being constructed under the LAS to service the area.

### **Cost Apportionment and Recovery**

The Local Service Taxes will be recovered at the time of development of individual parcels of land or when an application for a new connection to any parcel is approved. In general, the City will recover approximately 47.38% of the total project costs through Local Service Taxes, which is consistent with Phase 1 and Phase 2. As the City does not subsidize development, properties that do not have an active sewer account and/or do not abut an existing vacuum sewer will not receive a City subsidy of 52.62% and will pay 100% of the cost.

### **DISCUSSION**

In Area A, the Local Service Tax will be apportioned as follows:

1. The Frontage Tax Component will be apportioned among the parcels within Area A based on the frontage length of each parcel the sewer fronts. The estimated frontage unit cost is \$900 per linear metre.
2. The Pump Connection Tax Component will be apportioned among the parcels within Area A based on the number of parcels with a pump connection. The estimated Pump Connection Tax is \$22,200 per pump connection.

3. The Sewer Lateral Tax Component will be apportioned among the parcels within Area A based on the number of lots within Area A with a Sewer Lateral. The estimated Sewer Lateral Tax is \$5,500 per parcel with an active account, and \$10,100 per parcel without an active account.

In Area B, the Local Service Taxes will be apportioned as follows:

1. The System Replacement Tax Component will be apportioned among the parcels within the Area B local service area based on the area of each parcel. The estimated system replacement unit cost is \$17 per square metre for parcels that abut an existing vacuum sewer and/or have an active account, and \$35 per square metre for parcels without an active sewer account and do not abut an existing vacuum sewer.
2. The Frontage Tax Component shall be apportioned among the parcels within Area B based on the frontage length of each parcel the sewer fronts. The estimated frontage unit cost is \$500 per linear meter for parcels that abut an existing vacuum sewer and/or have an active account, and \$1,100 per linear meter for parcels without an active sewer account and do not abut an existing vacuum sewer.
3. The Sewer Lateral Tax Component shall be apportioned among the parcels within Area B based on the number of lots within Area B with a Sewer Lateral. The estimated Sewer Lateral Tax is \$5,500 per parcel with an active account, and \$11,300 per parcel without an active account.

A summary of the project costs and a breakdown by each property is included in the Engineer's Report attached as Appendix "II".

### **Cost Recovery Exemptions**

As noted in Corporate Report No. R236;2015, payment of the Local Service Tax will be deferred until subsequent development in the following circumstances:

- For single family residential lots having an active sewer account for major renovations in excess of \$100,000 or rebuilds of the existing single family residence, only the Sewer Lateral Tax Component would be payable at the time of renovation or rebuild; and
- In situations where the amount of the Local Service Tax exceeds 20% of the value of the proposed work for a building permit, payment of that portion of the Local Service Tax in excess of 20% will be deferred.

### **Compensation for Owners Where a Private Pump System is Required**

As also noted in Corporate Report No. R236;2015, the City utility will compensate \$13,100 for each owner with existing VSS connections in Area A (serviced by LPS) where private pump systems are required as part of the transfer to the new system. Consent from the owner for each affected property must be completed 90 days before completion of the new system. These service transfers are mandatory and must be carried out immediately to the new system.

## **Public Open House and Petition Against**

Notice as required by the *Community Charter* was given to the affected owners.

An Open House was held on January 27, 2016 to explain the proposed sewer replacement works, the LAS initiative, the counter-petition process, the timing of the Local Service Tax, the compensation model for those lots on which private pumps will be required and the mandatory transfer from the VSS to the new system. 60 owners representing 55 (5 properties in Area A and 50 in Area B) out of a total of 288 properties attended the Open House. Feedback forms were provided at the Open House and 21 completed forms were returned. A summary of the results and comments are provided in Appendix "III".

Staff received about 30 telephone calls and email enquiries from the owners seeking clarifications and more details on the project and LAS process.

The owners of 36 of the lots, 12.5%, in the LAS Area signed a counter petition against the LAS during the counter-petitioning period; however, this number is "insufficient" in relation to terminating the LAS. This compares to 12% signing a counter-petition against Phase 1 of the LAS and 3.5% signing a counter-petition against Phase 2 of the LAS.

The City Clerk's sufficiency certificate is attached as Appendix "IV".

Subject to Council approval of the LAS, the works are expected to be completed by end of 2017.

## **Legal Services Review**

The Legal Services Division has reviewed this report and has no concerns.

## **Finance & Technology Review**

The Finance & Technology Department has reviewed this report and has no concerns.

## **Sustainability Considerations**

The Local Area Service Initiative for Bridgeview East Phase 3 and 4 Vacuum Sewer Replacement Project will assist in achieving the objectives of the City's Sustainability Charter in relation to:

- Minimizing the operations and maintenance cost for the sewer system in Bridgeview;
- Reducing the extraneous inflow into the sewer system, which in turn reduces the energy consumption to pump and treat the sewage;
- Reducing the sewage flow to Metro Vancouver's trunk system and sewage treatment plant will reduce the need for additional construction resources to build larger conveyance and treatment systems to handle the larger flow; and
- Facilitating industrial developments in the Bridgeview area leading to increased employment in Surrey that will act to support the City's objective of having a balance between local jobs and resident workers in Surrey.

The replacement works support the following Charter Scope actions:

- EC2: Economic Development Strategy and an Employment Land Strategy;
- EC3: Sustainable Infrastructure Maintenance and Replacement;

- EN1: Energy Efficiency;
- EN8: Sustainable Engineering Standards and Practice; and
- EN16: Land, Water and Air Quality Management.

## CONCLUSION

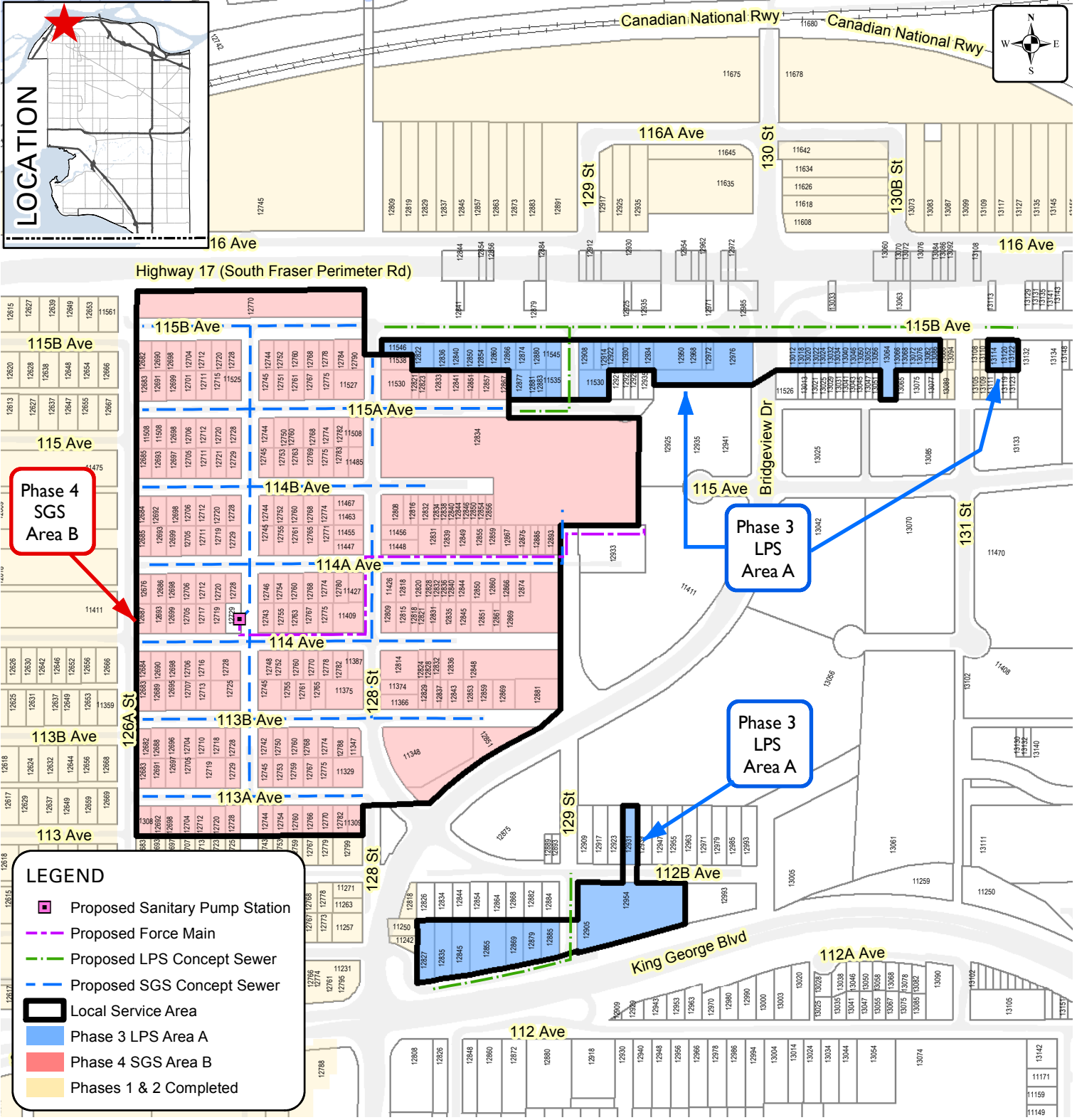
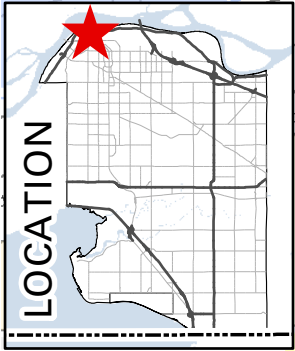
Based on the above discussion, it is recommended that Council:

- Approve a Local Area Service for the replacement of the existing Vacuum Sewer System in the Phase 3 and 4 areas of Bridgeview as illustrated on the map attached as Appendix “I” at an estimated cost of \$15.5 million and with the final costs of the works to be apportioned to and levied on the properties in the area in accordance with the provisions of Bylaw No. 18669, a copy of which is attached as Appendix “V”; and
- Authorize the Clerk to bring forward for the required readings of Local Area Service Bylaw, 2016, No. 18669.

Fraser Smith, P.Eng., MBA  
General Manager, Engineering

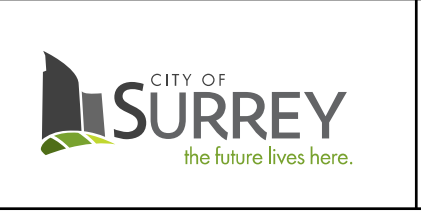
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- Appendix “I” - Phase 3 and Phase 4 Local Service Areas for Brideview Vacuum Sewer Replacement
- Appendix “II” - Engineer’s Report
- Appendix “III”- Feedback Summary
- Appendix “IV”- City Clerk’s Certificate
- Appendix “V” - Local Area Service Bylaw, 2016, No. 18669



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Scale: 1:5,500



# Local Service Area for Bridgeview Phase 3 & 4 Vacuum Sewer Replacement

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.

## CITY OF SURREY

## ENGINEER'S REPORT (\*)

**LOCAL AREA SERVICE – BRIDGEVIEW EAST PHASE 3 AND 4  
VACUUM SEWER REPLACEMENT SYSTEM  
On COUNCIL INITIATIVE - SUBJECT TO PETITION AGAINST**

Pursuant to Section 213 of the Community Charter, I advise in regard to the following works resolved to be undertaken as a Local Area Service.

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**Works:** Bridgeview East Vacuum Sewer Replacement System Phase 3 and 4 to replace the existing Vacuum Sewer System

**Location:** Local service area roughly bounded by South Fraser Perimeter Road, King George Boulevard, 126A Street and 132 Street/Bridgeview Drive; as shown outlined in dark outline in Appendix I.

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Total estimated cost	\$15,511,900 (*)
City's contribution to the cost	52.62% (*)

**AREA A - LPS**

Total estimated cost for Area A	\$3,190,380 (*)
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**Frontage Tax Component:**

Total estimated cost for frontage sewers	\$1,442,930 (*)
Total frontage of the properties in Area A	760m
Cost per linear metre for Frontage (at 47.38% recovery)	\$900 (*)

**Pump Connection Tax Component:**

Total estimated cost for pump connections	\$1,358,800 (*)
Number of properties with active sewer accounts	29
Cost per pump connection (at 47.38% recovery)	\$22,200 (*)

**Sewer Lateral Tax Component:**

Total estimated cost for sewer laterals	\$388,650 (*)
Number of properties in Area A	57
Number of properties in Area A with a new lateral (at 47.38% recovery)	30
Number of properties in Area A with a new lateral (at 100.00% recovery)	4
Cost per sewer lateral (at 47.38% recovery)	\$5,500 (*)
Cost per sewer lateral (at 100.00% recovery)	\$10,100 (*)

**AREA B - SGS**

Total estimated cost for Area B \$12,321,520 (\*)

**System Replacement Tax Component:**

Total estimated cost for system replacement \$5,585,600 (\*)

Total area of the properties in Area B (at 47.38% recovery) 141,195 sq.m.

Total area of the properties in Area B (at 100.00% recovery) 14,843 sq.m.

Cost per square metre for system replacement \$17 (\*)  
(at 47.38% recovery)

Cost per square metre for system replacement \$35 (\*)  
(at 100.00% recovery)

**Frontage Tax Component:**

Total estimated cost for frontage sewers \$4,185,490 (\*)

Total frontage of the properties in Area B (at 47.38% recovery) 3,716 m

Total frontage of the properties in the Area B 240 m  
(at 100.00% recovery)

Cost per linear metre for frontage (at 47.38% recovery) \$500 (\*)

Cost per linear metre for frontage (at 100.00% recovery) \$1,100 (\*)

**Sewer Lateral Tax Component:**

Total estimated cost for sewer laterals \$2,550,430 (\*)

Number of properties in Area B 253

Number of properties in Area B with a new lateral 209  
(at 47.38% recovery)

Number of properties in Area B with a new lateral 11  
(at 100.00% recovery)

Cost per sewer lateral (at 47.38% recovery) \$5,500 (\*)

Cost per sewer lateral (at 100.00% recovery) \$11,300 (\*)

Annual Interest Rate 5.32%(\*)

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(\*) All costs, interest rate and percentages are rounded up estimates only. 47.38% of the project cost will be recovered from owners as charges when they develop. A revised Engineer's Report with the actual cost, City's actual contribution to the cost, and the appropriate interest rate for different payment year will be prepared upon completion of the work.



**Area A – Low Pressure Sewer  
Cost Distribution – Base Charge**

	Address		PID	Lot Frontage (l.m.)	Frontage Tax Component	Sewer Lateral Tax Component	Pump Connection Tax Component	Total Local Service Tax
	House	Road						
1	11546	128 St	002-083-086	15.24	\$13,716.00	\$5,500.00	\$22,200.00	\$41,416.00
2	12822	115B Ave	001-912-658	23.00	\$20,700.00	\$5,500.00	\$22,200.00	\$48,400.00
3	12836	115B Ave	000-919-331	15.24	\$13,716.00	\$5,500.00	\$22,200.00	\$41,416.00
4	12840	115B Ave	026-244-748	15.25	\$13,725.00	\$5,500.00	\$22,200.00	\$41,425.00
5	12850	115B Ave	018-484-328	15.24	\$13,716.00	\$5,500.00	\$22,200.00	\$41,416.00
6	12854	115B Ave	011-580-071	7.62	\$6,858.00	\$0.00	\$0.00	\$6,858.00
7	12860	115B Ave	010-601-023	15.25	\$13,725.00	\$5,500.00	\$22,200.00	\$41,425.00
8	12866	115B Ave	011-580-127	15.24	\$13,716.00	\$5,500.00	\$22,200.00	\$41,416.00
9	12874	115B Ave	009-097-961	15.25	\$13,725.00	\$5,500.00	\$22,200.00	\$41,425.00
10	12880	115B Ave	002-206-714	15.24	\$13,716.00	\$5,500.00	\$22,200.00	\$41,416.00
11	11545	129 St	005-517-281	15.25	\$13,725.00	\$5,500.00	\$22,200.00	\$41,425.00
12	12877	115A Ave	003-075-516	22.88	\$20,592.00	\$5,500.00	\$22,200.00	\$48,292.00
13	12883	115A Ave	011-580-151	15.26	\$13,734.00	\$5,500.00	\$22,200.00	\$41,434.00
14	11535	129 St	002-682-834	15.25	\$13,725.00	\$5,500.00	\$22,200.00	\$41,425.00
15	11530	129 St	011-588-799	30.47	\$27,423.00	\$10,100.00	\$0.00	\$37,523.00
16	12908	115B Ave	000-777-501	15.25	\$13,725.00	\$5,500.00	\$22,200.00	\$41,425.00
17	12914	115B Ave	003-847-381	7.63	\$6,867.00	\$5,500.00	\$22,200.00	\$34,567.00
18	12914	115B Ave	003-847-357	7.62	\$6,858.00	\$0.00	\$0.00	\$6,858.00
19	12922	115B AVE	011-588-721	7.63	\$6,867.00	\$0.00	\$0.00	\$6,867.00
20	12922	115B Ave	011-588-705	7.62	\$6,858.00	\$5,500.00	\$22,200.00	\$34,558.00
21	12930	115B AVE	011-429-879	7.63	\$6,867.00	\$0.00	\$0.00	\$6,867.00
22	12930	115B Ave	011-429-861	7.62	\$6,858.00	\$5,500.00	\$22,200.00	\$34,558.00
23	12934	115B Ave	011-588-730	15.25	\$13,725.00	\$5,500.00	\$22,200.00	\$41,425.00
24	12950	115B Ave	003-520-510	49.57	\$44,613.00	\$10,100.00	\$0.00	\$54,713.00
25	12968	115B AVE	011-588-764	3.81	\$3,429.00	\$0.00	\$0.00	\$3,429.00
26	12972	115B Ave	011-588-756	8.00	\$7,200.00	\$10,100.00	\$0.00	\$17,300.00
27	12976	115B Ave	027-086-275	39.95	\$35,955.00	\$0.00	\$0.00	\$35,955.00
28	13012	115B Ave	003-133-028	7.62	\$6,858.00	\$0.00	\$0.00	\$6,858.00
29	13018	115B Ave	003-133-061	7.63	\$6,867.00	\$0.00	\$0.00	\$6,867.00
30	13020	115B Ave	003-133-087	7.62	\$6,858.00	\$0.00	\$0.00	\$6,858.00
31	13022	115B Ave	003-133-265	7.63	\$6,867.00	\$0.00	\$0.00	\$6,867.00
32	13032	115B Ave	003-133-311	7.62	\$6,858.00	\$0.00	\$0.00	\$6,858.00
33	13032	115B Ave	003-133-389	7.63	\$6,867.00	\$5,500.00	\$22,200.00	\$34,567.00
34	13040	115B AVE	011-590-360	7.62	\$6,858.00	\$0.00	\$0.00	\$6,858.00
35	13040	115B Ave	011-590-378	7.63	\$6,867.00	\$5,500.00	\$22,200.00	\$34,567.00
36	13050	115B Ave	008-528-209	7.63	\$6,867.00	\$5,500.00	\$22,200.00	\$34,567.00
37	13050	115B Ave	008-528-195	7.62	\$6,858.00	\$0.00	\$0.00	\$6,858.00
38	13056	115B Ave	001-440-110	7.62	\$6,858.00	\$0.00	\$0.00	\$6,858.00
39	13056	115B Ave	001-440-101	7.63	\$6,867.00	\$5,500.00	\$22,200.00	\$34,567.00
40	13064	115B Ave	014-178-516	15.25	\$13,725.00	\$5,500.00	\$0.00	\$19,225.00
41	13066	115B Ave	002-191-709	7.63	\$6,867.00	\$0.00	\$0.00	\$6,867.00
42	13068	115B Ave	011-590-386	7.62	\$6,858.00	\$0.00	\$0.00	\$6,858.00
43	13072	115B Ave	011-602-511	15.25	\$13,725.00	\$10,100.00	\$0.00	\$23,825.00
44	13082	115B AVE	011-590-394	7.63	\$6,867.00	\$0.00	\$0.00	\$6,867.00
45	13082	115B AVE	011-590-408	7.62	\$6,858.00	\$5,500.00	\$22,200.00	\$34,558.00
46	13114	115B Ave	029-658-993	15.20	\$13,680.00	\$5,500.00	\$22,200.00	\$41,380.00
47	13122	115B Ave	001-461-311	7.71	\$6,939.00	\$0.00	\$0.00	\$6,939.00
48	13122	115B Ave	001-461-303	7.60	\$6,840.00	\$5,500.00	\$22,200.00	\$34,540.00
49	12827	King George Blvd	008-038-732	17.44	\$15,696.00	\$0.00	\$0.00	\$15,696.00
50	12835	King George Blvd	000-862-576	18.56	\$16,704.00	\$5,500.00	\$22,200.00	\$44,404.00
51	12845	King George Blvd	011-370-947	18.58	\$16,722.00	\$0.00	\$0.00	\$16,722.00
52	12855	King George Blvd	011-370-840	37.10	\$33,390.00	\$5,500.00	\$22,200.00	\$61,090.00
53	12869	King George Blvd	011-370-823	18.55	\$16,695.00	\$0.00	\$0.00	\$16,695.00
54	12879	King George Blvd	011-370-785	18.54	\$16,686.00	\$0.00	\$0.00	\$16,686.00
55	12885	King George Blvd	011-370-751	18.58	\$16,722.00	\$0.00	\$0.00	\$16,722.00
56	12905	King George Blvd	011-031-107	N/A	\$0.00	\$5,500.00	\$22,200.00	\$27,700.00
57	12931	112B Ave	002-040-271	N/A	\$0.00	\$5,500.00	\$22,200.00	\$27,700.00

**Area B – Steep Grade Sewer  
Cost Distribution – Base Charge**

	Address		PID	Lot Area (sq.m)	Lot Frontage (l.m.)	Sewer Lateral Tax Component	Frontage Tax Component	System Replacement Tax Component	Total Local Service Tax
	House	Road							
1	12770	116 Ave	005-527-481	6,482.74	232.26	\$0.00	\$255,486.00	\$226,895.90	\$482,381.90
2	12682	115B Ave	001-176-412	465.40	15.28	\$5,500.00	\$7,640.00	\$7,911.80	\$21,051.80
3	12690	115B Ave	003-671-411	465.55	15.28	\$5,500.00	\$7,640.00	\$7,914.35	\$21,054.35
4	12698	115B Ave	011-571-314	465.55	15.28	\$5,500.00	\$7,640.00	\$7,914.35	\$21,054.35
5	12704	115B Ave	004-398-408	465.55	15.28	\$5,500.00	\$7,640.00	\$7,914.35	\$21,054.35
6	12712	115B Ave	000-450-570	465.48	15.28	\$5,500.00	\$7,640.00	\$7,913.16	\$21,053.16
7	12720	115B Ave	011-571-322	465.71	15.28	\$5,500.00	\$7,640.00	\$7,917.07	\$21,057.07
8	12728	115B Ave	011-571-357	465.64	15.28	\$5,500.00	\$7,640.00	\$7,915.88	\$21,055.88
9	12744	115B Ave	002-269-635	465.79	15.29	\$5,500.00	\$7,645.00	\$7,918.43	\$21,063.43
10	12752	115B Ave	011-572-001	465.41	15.28	\$5,500.00	\$7,640.00	\$7,911.97	\$21,051.97
11	12760	115B Ave	011-572-027	465.56	15.28	\$5,500.00	\$7,640.00	\$7,914.52	\$21,054.52
12	12768	115B Ave	000-877-204	465.64	15.28	\$5,500.00	\$7,640.00	\$7,915.88	\$21,055.88
13	12778	115B Ave	011-572-051	465.56	15.28	\$5,500.00	\$7,640.00	\$7,914.52	\$21,054.52
14	12784	115B Ave	011-572-086	465.71	15.28	\$5,500.00	\$7,640.00	\$7,917.07	\$21,057.07
15	12790	115B Ave	011-572-108	465.71	15.28	\$5,500.00	\$7,640.00	\$7,917.07	\$21,057.07
16	12683	115A Ave	011-571-390	465.40	15.28	\$5,500.00	\$7,640.00	\$7,911.80	\$21,051.80
17	12691	115A Ave	000-448-559	465.40	15.27	\$5,500.00	\$7,635.00	\$7,911.80	\$21,046.80
18	12699	115A Ave	011-571-381	465.40	15.27	\$5,500.00	\$7,635.00	\$7,911.80	\$21,046.80
19	12701	115A Ave	001-978-811	465.55	15.28	\$5,500.00	\$7,640.00	\$7,914.35	\$21,054.35
20	12711	115A Ave	011-571-373	465.25	15.27	\$5,500.00	\$7,635.00	\$7,909.25	\$21,044.25
21	12715	115A Ave	003-594-564	465.55	15.28	\$5,500.00	\$7,640.00	\$7,914.35	\$21,054.35
22	11525	127A St	011-571-365	465.49	15.27	\$5,500.00	\$7,635.00	\$7,913.33	\$21,048.33
23	12745	115A Ave	011-572-183	465.64	15.28	\$5,500.00	\$7,640.00	\$7,915.88	\$21,055.88
24	12751	115A Ave	011-572-175	465.41	15.27	\$5,500.00	\$7,635.00	\$7,911.97	\$21,046.97
25	12761	115A Ave	011-572-159	465.56	15.27	\$5,500.00	\$7,635.00	\$7,914.52	\$21,049.52
26	12767	115A Ave	011-572-132	465.71	15.28	\$5,500.00	\$7,640.00	\$7,917.07	\$21,057.07
27	12775	115A Ave	011-572-124	465.41	15.27	\$5,500.00	\$7,635.00	\$7,911.97	\$21,046.97
28	11527	128 St	011-572-221	931.13	30.47	\$5,500.00	\$15,235.00	\$15,829.21	\$36,564.21
29	11538	128 St	001-834-622	467.63	15.25	\$5,500.00	\$7,625.00	\$7,949.71	\$21,074.71
30	11530	128 St	004-877-985	932.36	30.46	\$5,500.00	\$15,230.00	\$15,850.12	\$36,580.12
31	12821	115A Ave	011-580-097	232.25	7.63	\$11,300.00	\$3,815.00	\$3,948.25	\$19,063.25
32	12823	115A Ave	011-580-089	232.10	7.63	\$0.00	\$3,815.00	\$3,945.70	\$7,760.70
33	12833	115A Ave	011-580-143	696.41	22.88	\$5,500.00	\$11,440.00	\$11,838.97	\$28,778.97
34	12841	115A Ave	028-773-314	464.32	15.25	\$5,500.00	\$7,625.00	\$7,893.44	\$21,018.44
35	12851	115A Ave	000-457-671	232.18	7.62	\$5,500.00	\$3,810.00	\$3,947.06	\$13,257.06
36	12851	115A Ave	000-457-663	232.18	7.63	\$0.00	\$3,815.00	\$3,947.06	\$7,762.06
37	12857	115A Ave	001-036-815	464.39	15.25	\$11,300.00	\$7,625.00	\$7,894.63	\$26,819.63
38	12867	115A Ave	001-035-860	464.35	15.25	\$5,500.00	\$7,625.00	\$7,893.95	\$21,018.95
39	11508	126A St	010-232-150	465.25	15.27	\$5,500.00	\$7,635.00	\$7,909.25	\$21,044.25
40	11508	126A St	010-232-176	465.33	15.27	\$11,300.00	\$7,635.00	\$7,910.61	\$26,845.61
41	12698	115A Ave	001-684-191	465.55	15.28	\$5,500.00	\$7,640.00	\$7,914.35	\$21,054.35
42	12706	115A Ave	000-629-171	465.40	15.27	\$5,500.00	\$7,635.00	\$7,911.80	\$21,046.80
43	12712	115A Ave	009-097-899	465.40	15.27	\$5,500.00	\$7,635.00	\$7,911.80	\$21,046.80
44	12720	115A Ave	011-577-240	465.33	15.27	\$5,500.00	\$7,635.00	\$7,910.61	\$21,045.61
45	12728	115A Ave	011-891-955	465.41	15.28	\$5,500.00	\$7,640.00	\$7,911.97	\$21,051.97
46	12744	115A Ave	001-094-343	465.41	15.27	\$5,500.00	\$7,635.00	\$7,911.97	\$21,046.97
47	12750	115A Ave	011-572-311	465.41	15.27	\$5,500.00	\$7,635.00	\$7,911.97	\$21,046.97
48	12760	115A Ave	011-572-329	465.41	15.27	\$5,500.00	\$7,635.00	\$7,911.97	\$21,046.97
49	12768	115A Ave	011-572-353	465.49	15.28	\$5,500.00	\$7,640.00	\$7,913.33	\$21,053.33
50	12774	115A Ave	011-572-361	465.10	15.27	\$5,500.00	\$7,635.00	\$7,906.70	\$21,041.70
51	12782	115A Ave	002-415-933	465.26	15.27	\$5,500.00	\$7,635.00	\$7,909.42	\$21,044.42
52	11508	128 St	000-680-541	465.33	15.27	\$5,500.00	\$7,635.00	\$7,910.61	\$21,045.61
53	12834	115A Ave	017-832-993	23,140.84	60.96	\$5,500.00	\$30,480.00	\$393,394.28	\$429,374.28
54	12685	114B Ave	011-577-282	465.10	15.26	\$5,500.00	\$7,630.00	\$7,906.70	\$21,036.70
55	12693	114B Ave	011-577-274	465.25	15.27	\$5,500.00	\$7,635.00	\$7,909.25	\$21,044.25
56	12697	114B Ave	002-668-327	465.25	15.27	\$5,500.00	\$7,635.00	\$7,909.25	\$21,044.25
57	12705	114B Ave	000-872-857	465.10	15.26	\$5,500.00	\$7,630.00	\$7,906.70	\$21,036.70

	Address		PID	Lot Area (sq.m)	Lot Frontage (l.m.)	Sewer Lateral Tax Component	Frontage Tax Component	System Replacement Tax Component	Total Local Service Tax
	House	Road							
58	12711	114B Ave	002-411-075	465.25	15.27	\$5,500.00	\$7,635.00	\$7,909.25	\$21,044.25
59	12721	114B Ave	011-577-266	465.17	15.26	\$5,500.00	\$7,630.00	\$7,907.89	\$21,037.89
60	12729	114B Ave	011-577-258	465.41	15.27	\$5,500.00	\$7,635.00	\$7,911.97	\$21,046.97
61	12745	114B Ave	008-479-429	465.26	15.27	\$5,500.00	\$7,635.00	\$7,909.42	\$21,044.42
62	12753	114B Ave	011-572-434	465.10	15.26	\$5,500.00	\$7,630.00	\$7,906.70	\$21,036.70
63	12763	114B Ave	007-727-861	465.25	15.27	\$5,500.00	\$7,635.00	\$7,909.25	\$21,044.25
64	12769	114B Ave	011-572-400	465.33	15.27	\$5,500.00	\$7,635.00	\$7,910.61	\$21,045.61
65	12775	114B Ave	009-707-000	465.10	15.26	\$5,500.00	\$7,630.00	\$7,906.70	\$21,036.70
66	12783	114B Ave	001-939-599	465.41	15.27	\$5,500.00	\$7,635.00	\$7,911.97	\$21,046.97
67	11485	128 St	003-086-470	465.26	15.26	\$5,500.00	\$7,630.00	\$7,909.42	\$21,039.42
68	12684	114B Ave	004-514-068	464.95	15.26	\$5,500.00	\$7,630.00	\$7,904.15	\$21,034.15
69	12692	114B Ave	000-775-151	464.95	15.26	\$5,500.00	\$7,630.00	\$7,904.15	\$21,034.15
70	12698	114B Ave	011-577-291	465.11	15.27	\$5,500.00	\$7,635.00	\$7,906.87	\$21,041.87
71	12706	114B Ave	008-157-472	465.03	15.26	\$5,500.00	\$7,630.00	\$7,905.51	\$21,035.51
72	12712	114B Ave	011-577-304	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
73	12720	114B Ave	011-577-312	465.26	15.27	\$5,500.00	\$7,635.00	\$7,909.42	\$21,044.42
74	12728	114B Ave	011-577-321	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
75	12744	114B Ave	000-868-582	465.42	15.27	\$5,500.00	\$7,635.00	\$7,912.14	\$21,047.14
76	12752	114B Ave	011-577-339	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
77	12760	114B Ave	002-381-729	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
78	12768	114B Ave	011-577-347	465.26	15.27	\$5,500.00	\$7,635.00	\$7,909.42	\$21,044.42
79	12774	114B Ave	011-577-355	465.19	15.26	\$5,500.00	\$7,630.00	\$7,908.23	\$21,038.23
80	11467	128 St	003-432-840	465.34	15.24	\$5,500.00	\$7,620.00	\$7,910.78	\$21,030.78
81	11463	128 St	000-684-147	465.26	15.24	\$5,500.00	\$7,620.00	\$7,909.42	\$21,029.42
82	12808	114B Ave	023-993-421	697.26	22.88	\$5,500.00	\$11,440.00	\$11,853.42	\$28,793.42
83	12816	114B Ave	011-587-130	232.36	7.62	\$0.00	\$3,810.00	\$3,950.12	\$7,760.12
84	12816	114B Ave	011-587-148	232.41	7.63	\$5,500.00	\$3,815.00	\$3,950.97	\$13,265.97
85	12832	114B Ave	011-587-202	464.96	15.25	\$5,500.00	\$7,625.00	\$7,904.32	\$21,029.32
86	12834	114B Ave	007-276-079	232.52	N/A	\$0.00	\$0.00	\$8,138.20	\$8,138.20
87	12838	114B Ave	007-276-087	232.33	N/A	\$0.00	\$0.00	\$8,131.55	\$8,131.55
88	12840	114B Ave	007-790-252	232.37	N/A	\$0.00	\$0.00	\$8,132.95	\$8,132.95
89	12844	114B Ave	007-790-261	232.56	N/A	\$0.00	\$0.00	\$8,139.60	\$8,139.60
90	12846	114B Ave	007-790-279	232.41	N/A	\$0.00	\$0.00	\$8,134.35	\$8,134.35
91	12850	114B Ave	007-790-287	232.56	N/A	\$0.00	\$0.00	\$8,139.60	\$8,139.60
92	12854	114B Ave	007-790-295	232.37	N/A	\$0.00	\$0.00	\$8,132.95	\$8,132.95
93	12856	114B Ave	007-276-281	232.44	N/A	\$0.00	\$0.00	\$8,135.40	\$8,135.40
94	12685	114A Ave	007-031-068	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
95	12693	114A Ave	000-513-831	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
96	12699	114A Ave	004-501-985	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
97	12705	114A Ave	009-097-902	465.03	15.26	\$5,500.00	\$7,630.00	\$7,905.51	\$21,035.51
98	12711	114A Ave	007-680-236	464.80	15.25	\$5,500.00	\$7,625.00	\$7,901.60	\$21,026.60
99	12719	114A Ave	000-935-018	464.95	15.26	\$5,500.00	\$7,630.00	\$7,904.15	\$21,034.15
100	12729	114A Ave	003-814-271	464.96	15.26	\$5,500.00	\$7,630.00	\$7,904.32	\$21,034.32
101	12745	114A Ave	011-429-828	465.26	15.26	\$5,500.00	\$7,630.00	\$7,909.42	\$21,039.42
102	12755	114A Ave	011-577-436	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
103	12761	114A Ave	011-577-428	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
104	12765	114A Ave	011-577-371	464.96	15.25	\$5,500.00	\$7,625.00	\$7,904.32	\$21,029.32
105	12771	114A Ave	011-577-363	465.19	15.26	\$5,500.00	\$7,630.00	\$7,908.23	\$21,038.23
106	11455	128 St	011-674-792	465.19	15.24	\$5,500.00	\$7,620.00	\$7,908.23	\$21,028.23
107	11447	128 St	011-254-751	465.11	15.24	\$5,500.00	\$7,620.00	\$7,906.87	\$21,026.87
108	11456	128 St	002-102-897	581.25	15.24	\$5,500.00	\$7,620.00	\$9,881.25	\$23,001.25
109	11448	128 St	004-332-741	581.25	15.24	\$5,500.00	\$7,620.00	\$9,881.25	\$23,001.25
110	12831	114A Ave	000-533-840	697.45	22.88	\$5,500.00	\$11,440.00	\$11,856.65	\$28,796.65
111	12839	114A Ave	005-828-465	464.93	15.26	\$5,500.00	\$7,630.00	\$7,903.81	\$21,033.81
112	12849	114A Ave	000-832-740	464.73	15.25	\$5,500.00	\$7,625.00	\$7,900.41	\$21,025.41
113	12855	114A Ave	011-587-199	465.11	15.26	\$11,300.00	\$7,630.00	\$7,906.87	\$26,836.87
114	12859	114A Ave	001-319-302	465.08	15.25	\$5,500.00	\$7,625.00	\$7,906.36	\$21,031.36
115	12867	114A Ave	011-587-211	465.12	15.26	\$5,500.00	\$7,630.00	\$7,907.04	\$21,037.04
116	12875	114A Ave	007-480-733	232.52	7.63	\$5,500.00	\$3,815.00	\$3,952.84	\$13,267.84
117	12875	114A Ave	007-480-628	232.41	7.62	\$0.00	\$3,810.00	\$3,950.97	\$7,760.97
118	12885	114A Ave	011-587-181	232.71	7.63	\$5,500.00	\$3,815.00	\$3,956.07	\$13,271.07

	Address		PID	Lot Area (sq.m)	Lot Frontage (l.m.)	Sewer Lateral Tax Component	Frontage Tax Component	System Replacement Tax Component	Total Local Service Tax
	House	Road							
119	12885	114A Ave	011-587-172	232.60	7.63	\$0.00	\$3,815.00	\$3,954.20	\$7,769.20
120	12893	114A Ave	011-587-164	232.79	7.63	\$5,500.00	\$3,815.00	\$3,957.43	\$13,272.43
121	12893	114A Ave	011-587-156	232.48	7.62	\$0.00	\$3,810.00	\$3,952.16	\$7,762.16
122	12676	114A Ave	011-304-731	464.95	15.26	\$11,300.00	\$7,630.00	\$7,904.15	\$26,834.15
123	12686	114A Ave	011-304-740	464.65	15.25	\$11,300.00	\$7,625.00	\$7,899.05	\$26,824.05
124	12698	114A Ave	011-304-766	464.80	15.26	\$5,500.00	\$7,630.00	\$7,901.60	\$21,031.60
125	12706	114A Ave	011-304-774	464.95	15.26	\$5,500.00	\$7,630.00	\$7,904.15	\$21,034.15
126	12712	114A Ave	011-304-791	464.73	15.25	\$5,500.00	\$7,625.00	\$7,900.41	\$21,025.41
127	12720	114A AVE	011-304-804	464.95	15.26	\$11,300.00	\$7,630.00	\$7,904.15	\$26,834.15
128	12728	114A Ave	011-304-812	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
129	12746	114A Ave	011-577-444	464.65	15.26	\$5,500.00	\$7,630.00	\$7,899.05	\$21,029.05
130	12754	114A Ave	005-318-416	465.04	15.26	\$5,500.00	\$7,630.00	\$7,905.68	\$21,035.68
131	12760	114A Ave	000-607-363	464.96	15.26	\$5,500.00	\$7,630.00	\$7,904.32	\$21,034.32
132	12768	114A Ave	011-577-452	464.81	15.25	\$5,500.00	\$7,625.00	\$7,901.77	\$21,026.77
133	12774	114A Ave	010-099-387	465.11	15.26	\$5,500.00	\$7,630.00	\$7,906.87	\$21,036.87
134	12780	114A Ave	011-577-461	464.81	15.25	\$5,500.00	\$7,625.00	\$7,901.77	\$21,026.77
135	11427	128 St	011-577-479	464.96	15.26	\$5,500.00	\$7,630.00	\$7,904.32	\$21,034.32
136	11426	128 St	011-587-237	465.12	15.26	\$5,500.00	\$7,630.00	\$7,907.04	\$21,037.04
137	12818	114A Ave	010-985-221	464.89	15.25	\$5,500.00	\$7,625.00	\$7,903.13	\$21,028.13
138	12820	114A Ave	026-266-458	464.85	15.26	\$5,500.00	\$7,630.00	\$7,902.45	\$21,032.45
139	12832	114A Ave	000-967-882	232.56	7.63	\$5,500.00	\$3,815.00	\$3,953.52	\$13,268.52
140	12832	114A Ave	000-967-891	232.56	7.63	\$0.00	\$3,815.00	\$3,953.52	\$7,768.52
141	12836	114A Ave	011-587-296	232.36	7.62	\$0.00	\$3,810.00	\$3,950.12	\$7,760.12
142	12836	114A Ave	011-587-326	232.41	7.63	\$5,500.00	\$3,815.00	\$3,950.97	\$13,265.97
143	12844	114A Ave	002-317-877	464.96	15.26	\$5,500.00	\$7,630.00	\$7,904.32	\$21,034.32
144	12850	114A Ave	006-646-123	464.89	15.25	\$5,500.00	\$7,625.00	\$7,903.13	\$21,028.13
145	12860	114A Ave	001-438-760	464.96	15.25	\$5,500.00	\$7,625.00	\$7,904.32	\$21,029.32
146	12866	114A Ave	011-587-407	232.52	7.63	\$5,500.00	\$3,815.00	\$3,952.84	\$13,267.84
147	12866	114A Ave	011-587-415	232.33	7.62	\$0.00	\$3,810.00	\$3,949.61	\$7,759.61
148	12874	114A Ave	007-122-489	464.81	15.26	\$5,500.00	\$7,630.00	\$7,901.77	\$21,031.77
149	12687	114 Ave	002-312-794	464.80	15.25	\$5,500.00	\$7,625.00	\$7,901.60	\$21,026.60
150	12693	114 Ave	006-655-122	464.65	15.25	\$5,500.00	\$7,625.00	\$7,899.05	\$21,024.05
151	12699	114 Ave	011-282-266	464.65	15.25	\$5,500.00	\$7,625.00	\$7,899.05	\$21,024.05
152	12705	114 Ave	000-627-836	464.88	15.25	\$5,500.00	\$7,625.00	\$7,902.96	\$21,027.96
153	12717	114 Ave	011-304-839	464.73	15.25	\$5,500.00	\$7,625.00	\$7,900.41	\$21,025.41
154	12719	114 Ave	000-539-228	464.65	15.25	\$5,500.00	\$7,625.00	\$7,899.05	\$21,024.05
155	12743	114 Ave	011-577-509	464.81	15.25	\$5,500.00	\$7,625.00	\$7,901.77	\$21,026.77
156	12755	114 Ave	002-170-990	464.88	15.25	\$5,500.00	\$7,625.00	\$7,902.96	\$21,027.96
157	12763	114 Ave	011-577-495	464.65	15.25	\$5,500.00	\$7,625.00	\$7,899.05	\$21,024.05
158	12767	114 Ave	001-914-332	464.65	15.25	\$5,500.00	\$7,625.00	\$7,899.05	\$21,024.05
159	12775	114 Ave	011-577-487	464.88	15.25	\$5,500.00	\$7,625.00	\$7,902.96	\$21,027.96
160	11409	128 St	011-577-517	929.61	30.48	\$5,500.00	\$15,240.00	\$15,803.37	\$36,543.37
161	12809	114 Ave	000-557-510	465.12	15.26	\$5,500.00	\$7,630.00	\$7,907.04	\$21,037.04
162	12815	114 Ave	000-560-812	465.12	15.26	\$5,500.00	\$7,630.00	\$7,907.04	\$21,037.04
163	12821	114 Ave	002-162-245	232.41	7.63	\$5,500.00	\$3,815.00	\$3,950.97	\$13,265.97
164	12821	114 Ave	002-177-871	232.37	7.62	\$0.00	\$3,810.00	\$3,950.29	\$7,760.29
165	12831	114 AVE	001-775-715	232.48	7.63	\$5,500.00	\$3,815.00	\$3,952.16	\$13,267.16
166	12831	114 AVE	001-775-707	232.48	7.63	\$0.00	\$3,815.00	\$3,952.16	\$7,767.16
167	12835	114 Ave	002-057-611	464.89	15.26	\$5,500.00	\$7,630.00	\$7,903.13	\$21,033.13
168	12845	114 Ave	011-587-695	464.96	7.59	\$11,300.00	\$8,349.00	\$16,273.60	\$35,922.60
169	12851	114 Ave	017-241-235	697.37	N/A	\$0.00	\$0.00	\$24,407.95	\$24,407.95
170	12861	114 Ave	011-587-661	232.48	N/A	\$0.00	\$0.00	\$8,136.80	\$8,136.80
171	12869	114 Ave	017-253-276	2,789.32	30.52	\$0.00	\$15,260.00	\$47,418.44	\$62,678.44
172	12684	114 Ave	002-394-855	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
173	12690	114 Ave	009-494-821	464.19	15.24	\$5,500.00	\$7,620.00	\$7,891.23	\$21,011.23
174	12698	114 Ave	009-494-839	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
175	12706	114 Ave	009-494-847	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
176	12716	114 Ave	009-494-855	464.34	15.24	\$5,500.00	\$7,620.00	\$7,893.78	\$21,013.78
177	12728	114 Ave	006-670-971	929.61	30.51	\$5,500.00	\$15,255.00	\$15,803.37	\$36,558.37
178	12748	114 Ave	001-564-617	928.97	30.49	\$5,500.00	\$15,245.00	\$15,792.49	\$36,537.49
179	12760	114 Ave	011-579-145	464.77	15.25	\$5,500.00	\$7,625.00	\$7,901.09	\$21,026.09

	Address		PID	Lot Area (sq.m)	Lot Frontage (l.m.)	Sewer Lateral Tax Component	Frontage Tax Component	System Replacement Tax Component	Total Local Service Tax
	House	Road							
180	12770	114 Ave	011-579-153	464.46	15.24	\$5,500.00	\$7,620.00	\$7,895.82	\$21,015.82
181	12778	114 Ave	003-427-561	464.58	15.25	\$5,500.00	\$7,625.00	\$7,897.86	\$21,022.86
182	12782	114 Ave	000-660-043	464.50	15.24	\$5,500.00	\$7,620.00	\$7,896.50	\$21,016.50
183	11387	128 St	000-660-086	464.80	15.25	\$0.00	\$7,625.00	\$7,901.60	\$15,526.60
184	12814	114 Ave	011-588-209	1,162.10	30.48	\$5,500.00	\$15,240.00	\$19,755.70	\$40,495.70
185	12832	114 Ave	011-587-717	232.40	7.63	\$0.00	\$3,815.00	\$3,950.80	\$7,765.80
186	12832	114 Ave	011-587-733	232.10	7.62	\$5,500.00	\$3,810.00	\$3,945.70	\$13,255.70
187	12832	114 Ave	011-587-750	232.10	7.62	\$0.00	\$3,810.00	\$3,945.70	\$7,755.70
188	12836	114 Ave	005-692-857	696.87	22.89	\$5,500.00	\$11,445.00	\$11,846.79	\$28,791.79
189	12848	114 Ave	017-263-433	3,017.28	N/A	\$0.00	\$0.00	\$105,604.80	\$105,604.80
190	12683	113B Ave	011-578-769	464.11	15.23	\$5,500.00	\$7,615.00	\$7,889.87	\$21,004.87
191	12689	113B Ave	004-387-554	464.04	15.24	\$5,500.00	\$7,620.00	\$7,888.68	\$21,008.68
192	12695	113B Ave	001-645-153	464.12	15.23	\$5,500.00	\$7,615.00	\$7,890.04	\$21,005.04
193	12707	113B Ave	001-748-581	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
194	12713	113B Ave	002-477-009	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
195	12725	113B Ave	006-655-149	929.45	30.50	\$5,500.00	\$15,250.00	\$15,800.65	\$36,550.65
196	12745	113B Ave	003-739-597	698.50	22.92	\$5,500.00	\$11,460.00	\$11,874.50	\$28,834.50
197	12755	113B Ave	003-739-601	464.08	15.23	\$5,500.00	\$7,615.00	\$7,889.36	\$21,004.36
198	12761	113B Ave	003-739-619	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
199	12765	113B Ave	003-739-627	464.31	15.23	\$5,500.00	\$7,615.00	\$7,893.27	\$21,008.27
200	11375	128 St	009-706-372	1,160.26	30.48	\$5,500.00	\$15,240.00	\$19,724.42	\$40,464.42
201	11374	128 St	011-398-434	580.86	15.23	\$5,500.00	\$7,615.00	\$9,874.62	\$22,989.62
202	11366	128 St	011-398-442	581.05	15.24	\$5,500.00	\$7,620.00	\$9,877.85	\$22,997.85
203	12829	113B Ave	011-641-151	232.25	7.62	\$0.00	\$3,810.00	\$3,948.25	\$7,758.25
204	12829	113B Ave	011-641-142	232.25	7.63	\$5,500.00	\$3,815.00	\$3,948.25	\$13,263.25
205	12837	113B Ave	000-660-132	232.36	7.63	\$0.00	\$3,815.00	\$3,950.12	\$7,765.12
206	12837	113B Ave	000-660-124	232.33	7.63	\$5,500.00	\$3,815.00	\$3,949.61	\$13,264.61
207	12843	113B Ave	008-037-337	464.50	15.25	\$5,500.00	\$7,625.00	\$7,896.50	\$21,021.50
208	12853	113B Ave	011-588-225	464.42	15.26	\$5,500.00	\$7,630.00	\$7,895.14	\$21,025.14
209	12859	113B Ave	011-588-179	464.27	15.25	\$5,500.00	\$7,625.00	\$7,892.59	\$21,017.59
210	12869	113B Ave	011-588-187	696.26	N/A	\$0.00	\$0.00	\$24,369.10	\$24,369.10
211	12881	113B Ave	017-258-553	1,391.91	N/A	\$0.00	\$0.00	\$48,716.85	\$48,716.85
212	12682	113B Ave	004-225-473	464.42	15.25	\$5,500.00	\$7,625.00	\$7,895.14	\$21,020.14
213	12688	113B Ave	011-300-086	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
214	12696	113B Ave	000-929-239	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
215	12704	113B Ave	011-300-094	464.50	15.24	\$5,500.00	\$7,620.00	\$7,896.50	\$21,016.50
216	12710	113B Ave	011-300-116	464.35	15.24	\$5,500.00	\$7,620.00	\$7,893.95	\$21,013.95
217	12718	113B Ave	011-300-124	464.34	15.24	\$5,500.00	\$7,620.00	\$7,893.78	\$21,013.78
218	12728	113B Ave	000-653-691	464.20	15.24	\$5,500.00	\$7,620.00	\$7,891.40	\$21,011.40
219	12742	113B Ave	011-324-180	464.58	15.25	\$5,500.00	\$7,625.00	\$7,897.86	\$21,022.86
220	12750	113B Ave	011-324-210	464.42	15.24	\$5,500.00	\$7,620.00	\$7,895.14	\$21,015.14
221	12760	113B Ave	011-324-252	464.42	15.24	\$5,500.00	\$7,620.00	\$7,895.14	\$21,015.14
222	12768	113B Ave	001-131-796	464.42	15.24	\$5,500.00	\$7,620.00	\$7,895.14	\$21,015.14
223	12774	113B Ave	011-324-279	465.54	15.28	\$5,500.00	\$7,640.00	\$7,914.18	\$21,054.18
224	12788	113B Ave	027-219-607	451.40	15.24	\$5,500.00	\$7,620.00	\$7,673.80	\$20,793.80
225	11347	128 St	027-219-615	392.65	13.40	\$11,300.00	\$6,700.00	\$6,675.05	\$24,675.05
226	11348	128 St	005-792-118	4,333.39	67.23	\$0.00	\$33,615.00	\$73,667.63	\$107,282.63
227	12851	Bridgeview Dr	025-257-331	2,230.64	19.73	\$0.00	\$9,865.00	\$37,920.88	\$47,785.88
228	12683	113A Ave	011-300-141	464.19	15.24	\$5,500.00	\$7,620.00	\$7,891.23	\$21,011.23
229	12691	113A Ave	010-397-868	464.19	15.24	\$5,500.00	\$7,620.00	\$7,891.23	\$21,011.23
230	12697	113A Ave	006-157-530	464.19	15.24	\$5,500.00	\$7,620.00	\$7,891.23	\$21,011.23
231	12705	113A Ave	007-207-875	464.42	15.24	\$5,500.00	\$7,620.00	\$7,895.14	\$21,015.14
232	12719	113A Ave	011-300-167	928.61	30.48	\$5,500.00	\$15,240.00	\$15,786.37	\$36,526.37
233	12729	113A Ave	011-300-132	463.89	15.22	\$5,500.00	\$7,610.00	\$7,886.13	\$20,996.13
234	12745	113A Ave	000-835-439	464.35	15.24	\$11,300.00	\$7,620.00	\$7,893.95	\$26,813.95
235	12753	113A Ave	011-324-368	464.35	15.24	\$5,500.00	\$7,620.00	\$7,893.95	\$21,013.95
236	12759	113A Ave	011-324-333	464.42	15.24	\$5,500.00	\$7,620.00	\$7,895.14	\$21,015.14
237	12767	113A Ave	011-324-325	464.42	15.24	\$5,500.00	\$7,620.00	\$7,895.14	\$21,015.14
238	12775	113A Ave	002-606-348	465.11	15.24	\$5,500.00	\$7,620.00	\$7,906.87	\$21,026.87
239	11329	128 St	011-324-295	929.31	30.46	\$11,300.00	\$15,230.00	\$15,798.27	\$42,328.27
240	11308	126A St	009-097-937	464.12	15.24	\$5,500.00	\$7,620.00	\$7,890.04	\$21,010.04

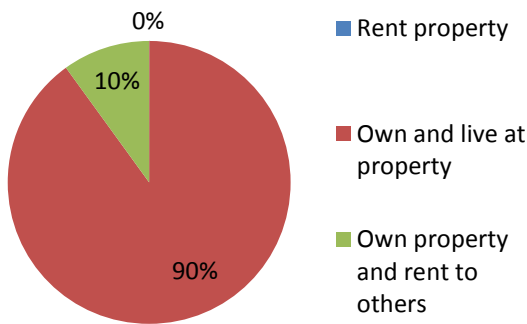
	Address		PID	Lot Area (sq.m)	Lot Frontage (l.m.)	Sewer Lateral Tax Component	Frontage Tax Component	System Replacement Tax Component	Total Local Service Tax
	House	Road							
241	12692	113A Ave	011-579-161	464.20	15.24	\$5,500.00	\$7,620.00	\$7,891.40	\$21,011.40
242	12698	113A Ave	011-579-170	464.28	15.24	\$5,500.00	\$7,620.00	\$7,892.76	\$21,012.76
243	12704	113A Ave	005-682-428	464.05	15.23	\$5,500.00	\$7,615.00	\$7,888.85	\$21,003.85
244	12712	113A Ave	008-528-179	464.28	15.24	\$5,500.00	\$7,620.00	\$7,892.76	\$21,012.76
245	12720	113A Ave	011-579-188	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
246	12728	113A Ave	005-694-361	464.35	15.24	\$5,500.00	\$7,620.00	\$7,893.95	\$21,013.95
247	12744	113A Ave	001-828-983	464.28	15.24	\$5,500.00	\$7,620.00	\$7,892.76	\$21,012.76
248	12754	113A Ave	004-433-751	464.43	15.24	\$5,500.00	\$7,620.00	\$7,895.31	\$21,015.31
249	12760	113A Ave	008-158-983	464.35	15.24	\$5,500.00	\$7,620.00	\$7,893.95	\$21,013.95
250	12766	113A Ave	005-773-229	464.27	15.24	\$5,500.00	\$7,620.00	\$7,892.59	\$21,012.59
251	12770	113A Ave	011-579-218	464.50	15.24	\$5,500.00	\$7,620.00	\$7,896.50	\$21,016.50
252	12782	113A Ave	000-764-124	464.43	15.24	\$5,500.00	\$7,620.00	\$7,895.31	\$21,015.31
253	11309	128 St	000-764-132	464.28	15.23	\$5,500.00	\$7,615.00	\$7,892.76	\$21,007.76

Local Area Service Initiative for the Bridgeview East Phase 3 and 4  
Vacuum Sewer Replacement System

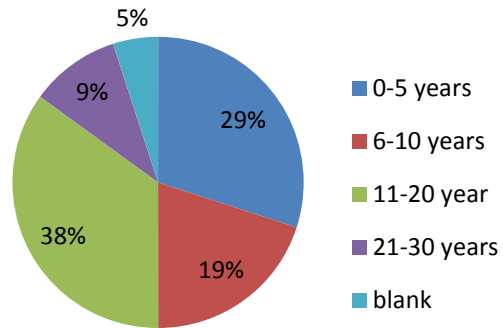
PUBLIC OPEN HOUSE - FEEDBACK FORM SUMMARY

The public open house was held on January 27, 2016 at the Bridgeview Elementary School. Approximately 60 people attended the open house. The following is based on 20 returned feedback forms:

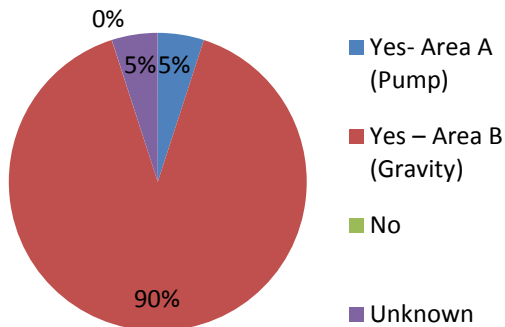
1. Do you rent or own a property (or properties) in the Bridgeview area?



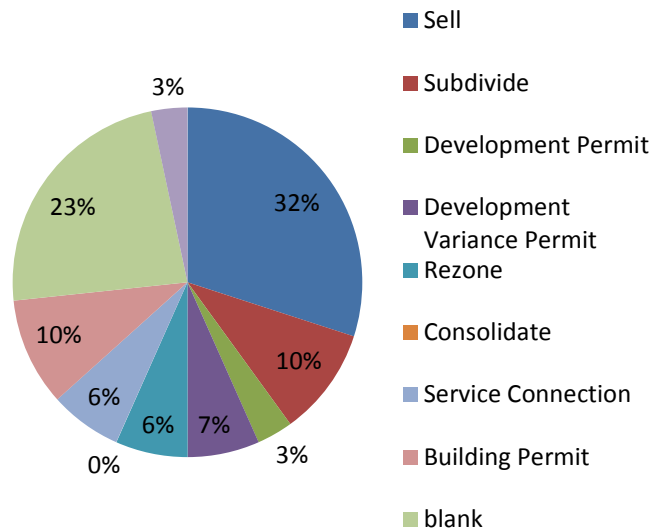
2. How long have you lived in the Bridgeview area?



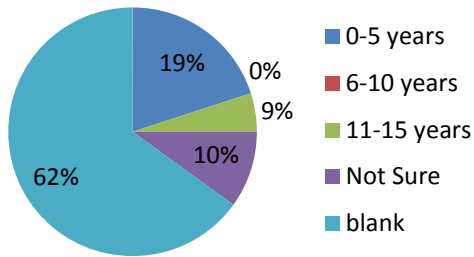
3. Is your property within the Bridgeview East Local Service Area?



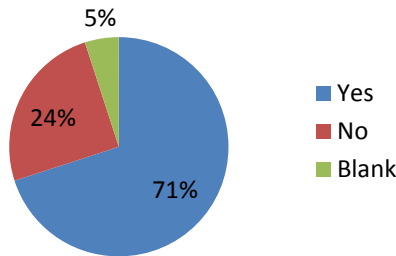
4a. In the future, I/we have plans to do the following with the property (check all that apply):



#### 4b. Estimated Timeframe for development



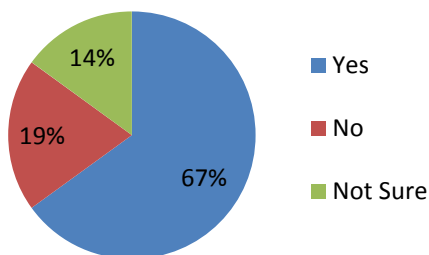
#### 5. Are you aware that this Local Area Service is a "petition against" process?



If No, please state you question or area where you need clarification:

- If the council initiated this, then they should pay
- Against – meaning not in favour? Meaning “related to the”?
- Not sure

#### 6. Do you think the proposed works will benefit you?



Why or why not:

Yes

- Area needs infrastructure improvement; shops; a basic grocery store; a library; an active attractive community centre.
- Better system.
- Subdivide. Not have valve freeze up, etc.
- Increase developer interest.

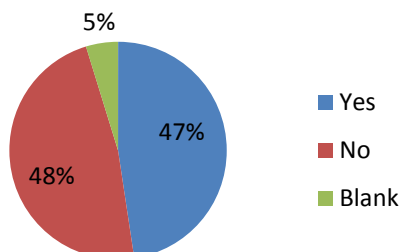
No

- Because our sewer system from the house end is not old. Only the City side sewer system is old.

Not sure

- It is very expensive for us. We have to pay so many taxes for so many years.

#### 7. Do you have any concerns with the proposed works?

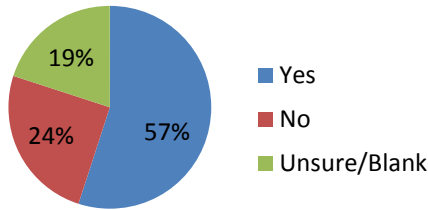


If Yes, please describe your concerns:

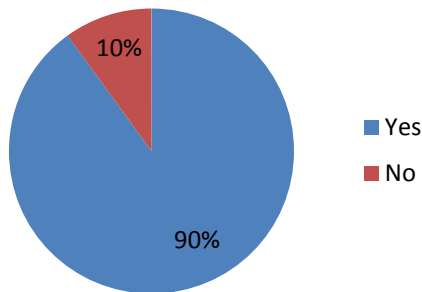
- Why we have to pay? We pay so much taxes
- Always has concerns about any construction
- If any problems arise, hopefully the City will help us resolve the problem right away
- High cost of the project itself. High interest rate that will be applied
- Sidewalks/ditches. Disruptions to commuting. Access to house during project
- Quality of work. Looks of fixing roadside
- It will only cost more for the living, but nothing much will changes
- Backflow preventers, property tax increase



**8. Do you think the sewer replacement system will increase the value of your property?**



**9. Have you found this meeting helpful?**



**If no, in what area(s) could the City improve for future meetings?**

- Install foot path, property drainage like other places
- Our tax will only go up
- Simplify certain “terms”. Speaker could use the microphone more efficiently during the question period

**10. Do you have any additional comments or concerns?**

- So far I’m happy for the results of this meeting.
- Quality of parts used. If new installed parts are damaged or malfunction in years time, who will fix/replace? Cover costs?
- I feel the City should pay 100% of costs. Everyone wants development in Bridgeview.
- This project should have costed and paid for by City.
- Additional documents, materials to be sent to property owners regarding the project – to fully understand.
- Warranty that: 1. The new gravity system is efficient; 2. Does not carry extra expense to the owner; 3. There will be adequate finishing of pavement terrain around the pump. Includes greenery to blend with surroundings.
- All the other places have proper footpath, sidewalk and drainage. What is wrong with the existing sewer? It is working.
- Cost of replacement.



## Certificate of Sufficiency

### Local Area Service on Council Initiative Subject to Petition Against

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Pursuant to Sections 212 of the *Community Charter*, S.B.C. 2003, C. 26, I, *Jane Sullivan*, the City Clerk for City of Surrey, British Columbia certify that I have given notice of Council's intention to undertake the following work as a Local Areal Service as required by Section 213 of the *Community Charter* and that a sufficient petition against the Local Area Service has **not** been received.

General Description of the Work: *Local Area Service Project 4715-053  
East Bridgeview Vacuum Sewer System  
Replacement Phases 3 and 4*

Following are the details regarding the petition:

Number of Properties within petition area	288	100%
Petition received stating "do not agree"	36	12.50%

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

  
 Jane Sullivan, City Clerk

Date: February 15, 2016

CITY OF SURREY

BY-LAW NO. 18669

A by-law to establish the local area service for sanitary sewer replacement in East Bridgeview, area roughly bounded by South Fraser Perimeter Road, King George Boulevard, 126A Street and 132 Street/Bridgeview Drive, to authorize the construction of a sanitary pump station, gravity mains, force main, low pressure sewer system, service connections, and related appurtenances within the local service area; to authorize the acquisition of all appliances, equipment, materials, and real property required for the construction of the local area service; to define the boundaries of the local service area; and to impose local service taxes.

.....

WHEREAS Council has initiated a local area service subject to petition against to replace the vacuum sanitary sewer system in East Bridgeview, the area roughly bounded by South Fraser Perimeter Road, King George Boulevard, 126A Street and 132 Street/Bridgeview Drive, pursuant to Section 213 of the *Community Charter*, S.B.C. 2003, c. 26;

AND WHEREAS the City Clerk has certified that the petition against received for the works does not constitute a sufficient petition signed by majority of the owners, representing at least half of the assessed value of the parcels that would be subject to the local service tax;

AND WHEREAS the Corporate Report R236, approved by Council on December 14, 2015, has described the cost apportioning and cost recovery method for this local area service;

NOW THEREFORE, the City Council of the City of Surrey ("the City"), in open meeting assembled, ENACTS AS FOLLOWS:

**Title**

1. This By-law shall be cited for all purposes as "Local Area Service for East Bridgeview Vacuum Sewer Replacement System Phase 3 and Phase 4 [Project # 4715-0530] By-law, 2016, No. 18669".

**Local Area Service Works**

2. East Bridgeview Vacuum Sewer Replacement System Phase 3 and Phase 4 comprising:

- a. low pressure sewer mains, lateral connections to each parcel, and an individual pump unit system on each parcel with an active sewer account in Area A as shown in Appendix I ("Area A"); and
- b. a pump station, related force main, a series of collection lines which include steep grade sewers with shallow and deep sewer sections, and service connections to each parcel in Area B as shown in Appendix I ("Area B"),

(collectively, the "Works") shall be constructed to service parcels in the local service area.

3. In Area A, the Works shall consist of:

- a. low pressure sewer force mains and associated appurtenances that front and flank the properties in Area A as shown in Appendix I (the "Area A LPS");
- b. a sump with a submersible pump unit and controls on a parcel and force main on the parcel from the sump to the property line (the "Area A Pump Connection"), and
- c. an individual force main section of sewer from the property line of a parcel to the Area A LPS (the "Area A Sewer Lateral").

4. In Area B, the Works shall consist of:

- a. a pump station, related force main, deep gravity sewers and associated appurtenances that service the properties in Area B as shown in Appendix I (the "Area B System Replacement");
- b. shallow sewers and associated appurtenances that front and flank the properties in Area B as shown in Appendix I (the "Area B Frontage"); and
- c. a gravity service connection from the building sewer just upstream of the vacuum sewer interface valve chamber to the City gravity sewer that service those properties in Area B as shown in Appendix I (the "Area B Sewer Lateral").

**Local Service Area**

5. The local service area of the City for the benefit of which the Works are to be constructed, operated and maintained, is defined as the area roughly bounded by South Fraser Perimeter Road, King George Boulevard, 126A Street and 132 Street/Bridgeview Drive as shown outlined in dark outline in Appendix I, and is comprised of Area A and Area B.
6. The City's contribution to the project shall be equal to 52.62% of the total costs of the Works. The remaining 47.38% of the total cost of the Works shall be recovered as a local

service tax imposed on the parcels within the local service area as further described and subject to the exceptions in this By-law.

#### **Local Service Tax – Area A**

7. In Area A the local service tax imposed on each parcel shall be divided into three components as follows:
  - (a) A tax component which shall be equal to 47.38% of the total cost of the Works attributable to the construction of the Area A LPS (the “Area A Frontage Tax Component”), and which shall be apportioned among the parcels within Area A based on the frontage length of each parcel fronting the Area A LPS, as described in Appendix II;
  - (b) A tax component which shall be equal to 47.38% of the total cost of the Works attributable to the construction of the Area A Pump Connections that service the parcels with an active sewer account in Area A (the “Area A Pump Connection Tax Component”), and which shall be apportioned among the parcels in Area A based on the number of parcels with an Area A Pump Connection, as described in Appendix II ;
  - (c) A tax component equal to the total cost of the Works attributable to the construction of the Area A Sewer Laterals (the “Area A Sewer Lateral Tax Component”) which shall be apportioned among the parcels within Area A based on the number of parcels within Area A, as described in Appendix II, and further calculated based on the following percentages:
    - i. 47.38% of the total apportioned cost in the case of parcels with an active sewer account; and
    - ii. 100% of the total apportioned cost in the case of parcels without an active sewer account.

#### **Local Service Tax – Area B**

8. In Area B the local service tax imposed on the parcels shall be divided into three components in three different categories as follows:
  - (a) A tax component equal to the total cost of the Works attributable to the construction of the Area B System Replacement (the "Area B System Replacement Tax Component") which shall be apportioned among the parcels within Area B

based on the area of each parcel, and further calculated based on the following percentages, as described in Appendix II,:

- i. 47.38% of the total apportioned cost in the case of parcels with an active sewer account;
  - ii. 100% of the total apportioned cost in the case of parcels without an active sewer account that do not abut an existing vacuum sewer; and
  - iii. 47.38% of the total apportioned cost in the case of parcels without an active sewer account that do abut an existing vacuum sewer;
- b. A tax component equal to the total cost of the Works attributable to the construction of Area B Frontage (the “Area B Frontage Tax Component”) which shall be apportioned among the parcels within Area B based on the area of each parcel, and further calculated based on the following percentages, as described in Appendix II:
- a. 47.38% of the total apportioned cost in the case of parcels with an active sewer account;
  - b. 100% of the total apportioned cost in the case of parcels without an active sewer account that do not abut an existing vacuum sewer; and
  - c. 47.38% of the total apportioned cost in the case of parcels without an active sewer account that do abut an existing vacuum sewer; and
- c. A tax component equal to the total cost of the Works attributable to the construction of the Area B Sewer Laterals (the “Area B Sewer Lateral Tax Component”) which shall be apportioned among the parcels within Area B based on the number of parcels within Area B with a sewer lateral, and further calculated based on the following percentages, as described in Appendix II:
- a. 47.38% of the total apportioned cost in the case of parcels with an active sewer account;
  - b. 100% of the total apportioned cost in the case of parcels without an active sewer account that do not abut an existing vacuum sewer; and
  - c. 100% of the total apportioned cost in the case of parcels without an active sewer account that do abut an existing vacuum sewer.

For the purposes of this Section 8, the word “abut” means having a common boundary with an existing vacuum sewer or a low pressure sewer on the same side of the street or road dedication.

### **Timing of Local Service Tax**

9. Subject to Section 10 of this By-law, the local service tax, including the accrued financing charges, shall be payable in full by the owner of a parcel within the local service area at the time the owner makes a formal application to the City for one of the following forms of development in relation to the parcel: (i) connection to the sanitary sewer system; (ii) subdivision; (iii) consolidation; (iv) development permit; (v) development variance permit; (vi) rezoning; (vii) temporary use permit; or (viii) building permit ("Development").
10. Despite Section 9, payment of the local service tax will be deferred until subsequent Development in the following circumstances:
  - a. For single family residential parcels having an active sewer account for renovations in excess of \$100,000 or rebuilds of the existing single family residence, only the Area A Sewer Lateral Tax Component or Area B Sewer Lateral Tax Component (as applicable) would be payable at the time of the renovation or rebuild; and
  - b. In situations where the amount of the local service tax exceeds 20% of the value of the proposed work for a building permit, payment of that portion of the local service tax in excess of 20% will be deferred.

#### **Area A Pump Connections**

11. The owner of any parcel in Area A with an active sewer account shall, prior to 90 days before the completion of the Works, give written consent to the City to assume ownership of and responsibility for the operation, maintenance, and replacement of the Area A Pump Connection and Area A Sewer Lateral to the parcel. In return, the City will compensate the owner for this responsibility in the sum of \$13,100.
12. All remaining parcels in the local service area with an active account that have not provided the written consent and have not yet been connected to the new sanitary sewer system 60 days prior to the Completion of the Works will be required to be connected to the new system in order to receive sanitary sewer service to the parcel.
13. Completion of the Works for the purposes of this By-law shall have the same meaning as the term "Completed" as in the *Builders Lien Act*.

#### **Cost Estimates**

14. The General Manager, Engineering, has compiled the report and estimates of the costs relating to the Works as shown in Appendix II.

#### **Authority to Construct Works**

15. The General Manager, Engineering is directed to have the necessary plans and specifications for the Works prepared and to have the Works carried out or to provide the specifications necessary for the preparation of a contract to construct the Works, or any part of them.
16. The General Manager, Finance & Technology may, subject to the approval of Council, agree with any bank or person for temporary advances of money to meet the cost of the Works pending the completion of the Works.
17. The Mayor and City Clerk are authorized to cause a contract for the construction of the Works to be made and entered into with some person or persons, firm or corporation, subject to the approval of Council to be declared by resolution.
18. The Works shall be carried out under the supervision and according to the directions of the General Manager, Engineering.

#### **Final Costs**

19. The General Manager, Finance & Technology upon completion of the Works shall prepare a certified statement setting out the final cost of the Works and submit the statement to Council.
20. The General Manager, Engineering shall prepare a revised Appendix II setting out the final cost of the Works and apportionment within the local service area and bring forth to Council the revised schedule as an amendment insertion to this By-law.
21. Upon Council's approval of the revised Appendix II with final costs, the City Clerk is authorized to append it to this By-law and it shall then form part of this By-law, superseding the original Appendix II with estimated costs.

#### **Imposition of Local Service Tax**

22. Upon Council's adoption of the revised Appendix II, the General Manager, Finance & Technology shall impose a local service tax on the owners of properties within the local service area as a parcel tax, as shown in Appendix II
23. Any local service taxes unpaid after December 31, 2017 shall incur an annual financing charge calculated at an estimated rate of 5.32% per annum compounded annually for the first 15 years, after which time no additional annual interest charges shall be incurred. The actual interest rate shall be confirmed at the time of the by-law amendment.
24. The local service tax as amended under Section 21 shall be then levied in accordance with Sections 7 through 10.



25. The owner of any parcel may choose to commute for a payment in cash the applicable local service taxes or any of the tax components of the local service tax, by paying the portion of the cost assessed upon the parcel, without interest, forthwith after parcel tax roll has been confirmed and authenticated by the parcel tax roll review panel.
26. Where two or more parcels within the local service area are consolidated, the local service tax imposed on the consolidated parcel will equal the sum of all of the tax components of the local service tax that would have been imposed on each individual parcel had the parcels not been consolidated.

PASSED THREE READINGS by Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK