

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 1, 2017**

FROM: **General Manager, Engineering** FILE: **5011-1010**
General Manager, Finance & Technology

SUBJECT: **Local Area Service – Construction of Sidewalks on the North Side of 66 Avenue across the Frontage of the Properties from 12131 to 12215 – 66 Avenue Inclusive – Final Costs and Apportionment – Bylaw No. 17587**

RECOMMENDATION

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

1. Approve amendments to *Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587* to reflect the final costs of construction of the works covered by the Bylaw 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 Bylaw, 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 advise Council of the final project costs related to *Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587* and to obtain Council approval to forward an amendment Bylaw to apportion the final costs of construction of the project across the benefiting properties.

DISCUSSION

At its Regular Council meeting on February 20, 2012, Council approved the recommendations of Corporate Report No. R027;2012, thereby approving the use of a Local Area Service (LAS) initiative as the means by which to finance the construction of a sidewalk, curbs and related road works across the frontage of lots fronting the north side of 66 Avenue in the 12100 and 12200 Blocks, as illustrated specifically 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. R12-469. Subsequently, *Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587* was given the required readings.

The final project costs of the works were tendered above the estimate that was originally provided to the owners of the properties within the benefitting area. As per City practice, if tender prices are in excess of 110% of the original estimate, the owners of the properties within the benefitting area must be re-petitioned. In this instance, the owners were not re-petitioned as the project was considered to have benefits to residents not subject to the benefitting area, and it was decided that the project should proceed at the original cost levels. As a result, the original cost recovery share for each item was revised so that the owners' overall value would remain the same. Therefore, the breakdown is that 100% of the storm sewer costs, 25% of road works costs and 25% of sidewalk costs would be recovered by the owners; the City's contribution to the project is now \$161,471.

During construction of the works, the City received Development Application 7913-0035-00 for rezoning and subdivision of two lots (12131 and 12145 - 66 Avenue) that were part of the benefitting area. Council received the application on April 18, 2014, and ultimately adopted the rezoning on July 13, 2015. To conform with the requirements set in the City's *Surrey Subdivision and Development By-law, 1986, No. 8830*, the applicant has provided a Letter of Credit with the City for the value of works equivalent to the original two lots, which are now four lots.

Based on the Completion Certificate, included in Appendix "IV" to this report, the works authorized under the Bylaw No. 17587 are set at a cost of \$84,061.95. As a result, the charges under the Bylaw for the properties are the same as the original estimate.

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

SUSTAINABILITY CONSIDERATIONS

This project supports the objectives of the City's Sustainability Charter. In particular, the sidewalk, curb and related works on the north side of 66 Avenue supports the Sustainability Charter themes of Built Environment and Neighbourhoods, Health and Wellness, and Infrastructure. Specifically, these works support the following Desired Outcomes:

- Neighbourhoods and Urban Design DO 4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly;
- Wellness and Recreation DO9: Pedestrian and cycling infrastructure promotes walking and cycling for travel to work, school, services and recreation;
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations; and
- Transportation DO12: Surrey residents of all ages and abilities have access to active transportation options, enabling them to participate fully in society without the use of a private automobile.

CONCLUSION

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

- Approve amendments to *Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587* to reflect the final costs of construction of the works covered by the Bylaw and the apportionment thereof across the benefitting properties all as detailed in Appendix "II" attached to this report; and

- Authorize the City Clerk to bring forward the necessary amendment Bylaw, a copy of which is attached as Appendix “I” to this report, for the required readings and final adoption.

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

Vivienne Wilke, CPA, CGA
General Manager,
Finance & Technology

DM/cc

Appendix “I” - Bylaw No. 19104 that will act to amend *Local Area Service Sidewalks*
(*Project #5011-1010-00*) *By-law, 2012, No. 17587*

Appendix “II” - Cost Apportionment Report

Appendix “III” - Local Area Service Map

Appendix “IV” - Completion Certificate

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APPENDIX "I"

CITY OF SURREY

BYLAW NO. 19104

A bylaw to amend the provisions of "Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587".

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The Council of the City of Surrey, ENACTS AS FOLLOWS:

- 1. "Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587" is hereby amended as follows:
 - a. Schedule B is deleted in its entirety and replaced with a new Schedule B Engineer's Report, Final Costs & Apportionment, attached hereto and forming a part of this bylaw.
- 2. This Bylaw shall be cited for all purposes as "Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587, Amendment Bylaw, 2017, No. 19104"

PASSED FIRST READING on the _____ day of _____, 2017.

PASSED SECOND READING on the _____ day of _____, 2017.

PASSED THIRD READING on the _____ day of _____, 2017.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____, 2017.

_____ MAYOR

_____ CLERK

SCHEDULE B

CITY OF SURREY

ENGINEER'S REPORT - FINAL COST & APPORTIONMENT

LOCAL AREA SERVICE – SIDEWALKS CONSTRUCTION

By FORMAL PETITION

Pursuant to Section 11 of the Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587 the following provides the final costs and apportionment thereof

Works: Sidewalks

Location: North side of 66 Avenue from address 12129 to 12215

Total Cost	\$245,533.04
Total Frontage of the Properties in the Local Service Area	170.89 m
Cost Per Linear Metre of Frontage for the LAS Cost Share	\$491.90
Owners' portion of the costs (Based on owners share of 100% of Storm Sewer, 25% of Road Works, and 25% of Sidewalks and Curbs)	52.1%
Amortization Period	15 years
Annual Interest Rate	6.35%

Annual Payment is to be calculated on individual owners' share amortized over 15 years

Cost Distribution

Address			Adjusted Frontage (m)	Total Costs Per Lot	Annual payment over 15 years
House	Road	PID			
12129	66 Avenue	029-681-111	10.00	\$4,918.98	\$0 ⁽¹⁾
12135	66 Avenue	029-681-103	10.00	\$4,918.98	\$0 ⁽¹⁾
12143	66 Avenue	029-681-057	10.00	\$4,918.98	\$0 ⁽¹⁾
12151	66 Avenue	029-681-031	14.49	\$7,127.60	\$0 ⁽¹⁾
12159	66 Avenue	010-245-472	20.40	\$10,034.72	\$1,056.96
12165	66 Avenue	010-245-511	20.40	\$10,034.72	\$1,056.96
12191	66 Avenue	014-589-699	18.08	\$8,894.01	\$936.81
12197	66 Avenue	014-589-702	26.07	\$12,824.77	\$1,350.84
12205	66 Avenue	002-365-171	20.42	\$10,044.56	\$1,058.00
12215	66 Avenue	000-618-586	21.03	\$10,344.62	\$1,089.60
			170.89	\$84,061.95	

(1) Paid in full by Development Application 7913-0035-00

APPENDIX “II”

CITY OF SURREY

ENGINEER’S REPORT - FINAL COST & APPORTIONMENT

LOCAL AREA SERVICE – SIDEWALKS CONSTRUCTION

By FORMAL PETITION

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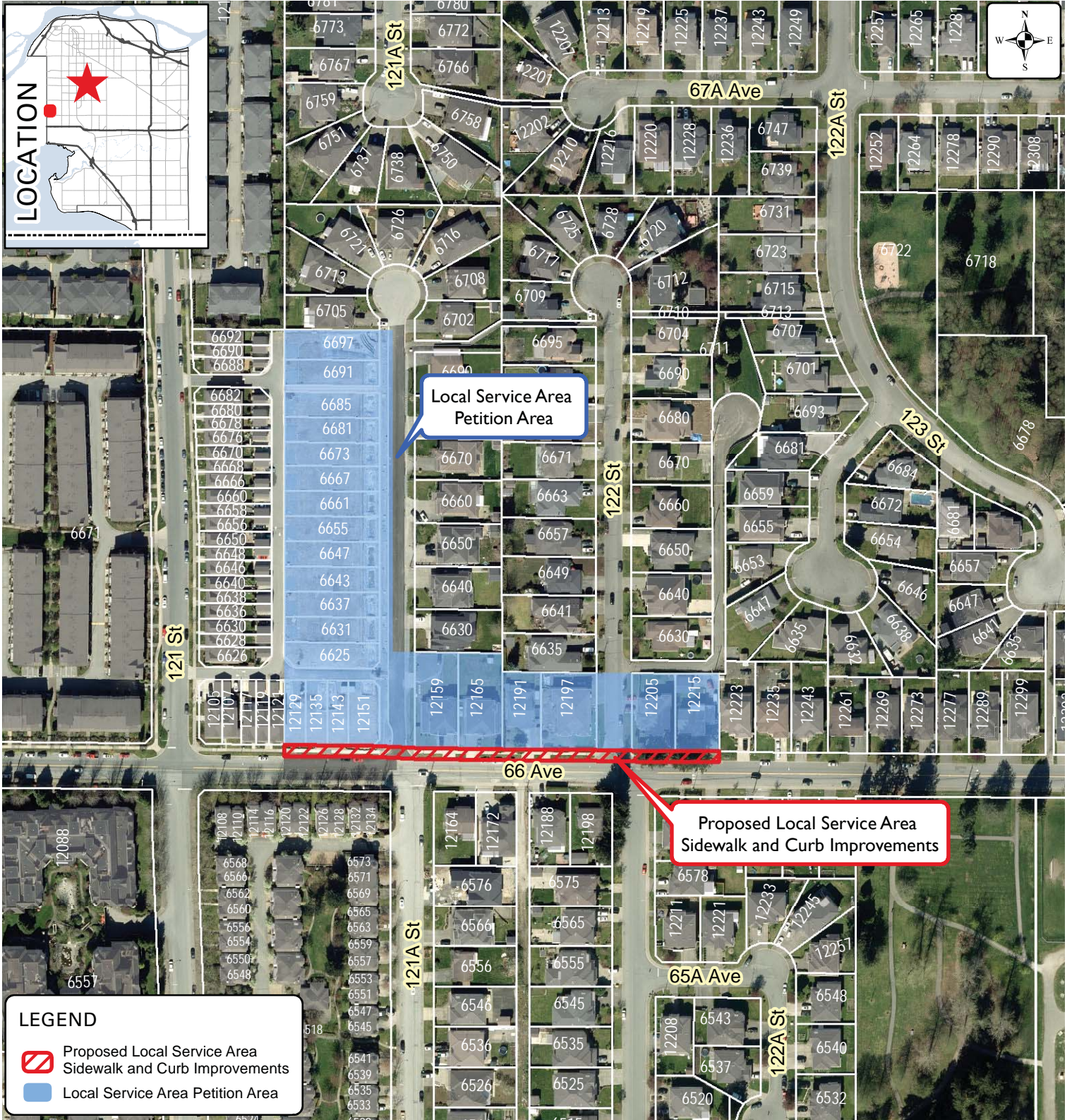
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AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 13-Jan-2017, C9W

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,500 0 20 M



Proposed Local Service Area Sidewalk and Curb Improvements

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.



COMPLETION CERTIFICATE

Date: January 2017

File: 5011-1010

This is to certify that the Works authorized under the "Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587", are complete.

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

As required under the "Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587", I hereby certify that the final cost of the Works has amounted to \$245,533.04, of which \$84,061.95 is the final LAS tax component.

Vivienne Wilke, CPA, CGA
General Manager,
Finance & Technology

- c.c. - City Clerk
- Property Tax Manager
- Local Improvement Clerk