

NO: R019

COUNCIL DATE: February 5, 2018

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 30, 2018**

FROM: **General Manager, Engineering** FILE: **5013-1010**
General Manager, Finance

SUBJECT: **Local Area Service and Road Opening in 51B Avenue East of 188 Street and in 188 Street South of 51B Avenue – Final Costs and Apportionment – Bylaw No. 18028**

RECOMMENDATION

The Engineering Department and the Finance Department recommend that Council:

1. Receive this report as information;
2. Approve amendments to *Local Area Service Road Opening (Project #5013-1010-00) Bylaw, 2013, No. 18028* as shown in Appendix “II” attached to this report, to reflect the final costs of construction of the works covered by the Bylaw;
3. Approve the apportionment of final costs of construction across the benefiting properties all as detailed in Appendix “III” attached to this report; and
4. Authorize the City Clerk to bring forward the necessary amendment Bylaw, a copy of which is attached as Appendix “II” 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 Road Opening (Project #5013-1010-00) Bylaw, 2013, No. 18028* 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 meeting of July 22, 2013, Council approved the recommendations of Corporate Report No. R135; 2013 thereby approving the use of a Council-initiated Local Area Service (“LAS”) as the means by which to finance a portion of the construction of the road opening in 51B Avenue east of 188 Street and in 188 Street south of 51B Avenue, as illustrated in Appendix “I” attached to this report.

Following a property owner petitioning process, which is a necessary part of the LAS procedure, Council approved the LAS by way of Council Resolution No. R13-1537. Subsequently, *Local Area Service Road Opening (Project #5013-1010-00) Bylaw, 2013, No. 18028*, was given the required readings.

The construction work has now been completed and final costs of the construction have been determined. The final cost of the works was approximately 24.8% below the estimate that was originally provided to the owners of the properties within the benefiting area. A highly competitive tender resulted in a significant reduction in final constructed costs.

Based on the Completion Certificate, which is attached as Appendix “IV” to this report, the works authorized under Bylaw No. 18028 were completed at a cost of \$1,031,149.54.

Appendix “III” attached to this report details the apportionment of the final costs of the project to the benefiting properties.

SUSTAINABILITY CONSIDERATIONS

The proposed construction of roads and related ditching in 51B Avenue and 188 Street will improve access to approximately 25 hectares of farmlands within the ALR that have previously been inaccessible. As such, these works will assist in achieving the objectives of the City’s Sustainability Charter theme of Economic Prosperity and Livelihoods. Specifically, this project supports the following Strategic Directions and Desired Outcomes:

- Economy DO10: The Agricultural Land Reserve is maintained, agricultural practices are sustainable, and food production and processing are enhanced; and
- Economy SD7: Support and expand the use and availability of agricultural land and food processing facilities, while enhancing the ability of agricultural enterprises to directly access the local market.

CONCLUSION

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

- Receive this report as information;
- Approve amendments to *Local Area Service Road Opening (Project #5013-1010-00) Bylaw, 2013, No. 18028* as shown in Appendix “II” attached to this report, to reflect the final costs of construction of the works covered by the Bylaw;
- Approve the apportionment of final costs of construction across the benefiting properties all as detailed in Appendix “III” attached to this report; and
- Authorize the City Clerk to bring forward the necessary amendment Bylaw, a copy of which is attached as Appendix “II” to this report, for the required readings and final adoption.

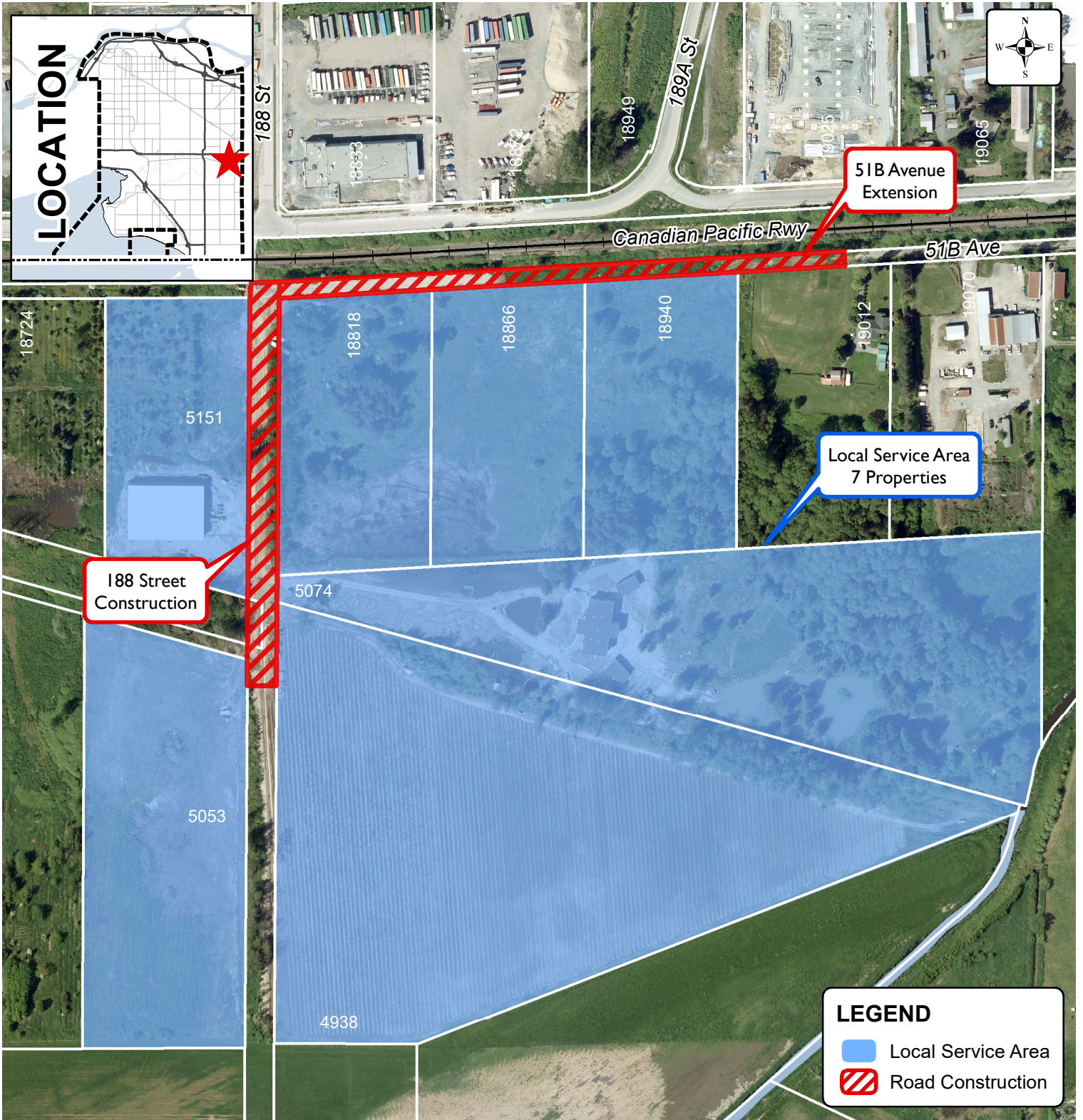
Kam Grewal, CPA, CMA
General Manager,
Finance

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

DM/bb/ggg

- Appendix “I” - Local Area Service Map
- Appendix “II” - Bylaw No. 19504 that will act to amend *Local Area Service Road Opening (Project #5013-1010-00) Bylaw, 2013, No. 18028*
- Appendix “III” - Cost Apportionment Report
- Appendix “IV” - Completion Certificate

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 26-Jan-2018, C9W

Date of Aerial Photography: May 2017



**Revised LAS Benefitting Area
with Road Construction Extents
51B Avenue and 188 Street
(5013-1010-00 & 5013-1020-00)**

**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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Transp\CW-LAS-51BAVE&188ST-APV.mxd

APPENDIX "II"

CITY OF SURREY

BYLAW NO. 19504

A Bylaw to amend the provisions of "Local Area Service Road Opening [Project #5013-1010-00] Bylaw, 2013, No. 18028".

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

1. "Local Area Service Road Opening (Project #5013-1010-00) Bylaw, 2013, No. 18028" is hereby amended as follows:

Schedule B is deleted in its entirety and replaced with a new Schedule B Engineer's Report - Final Costs & Apportionment, attached hereto and forming part of this Bylaw.

2. This Bylaw shall be cited for all purposes as "Local Area Service Road Opening (Project #5013-1010-00) Bylaw, 2013, No. 18028, Amendment Bylaw, 2018, No. 19504"

PASSED FIRST READING on the _____ day of _____, 2018.

PASSED SECOND READING on the _____ day of _____, 2018.

PASSED THIRD READING on the _____ day of _____, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____, 2018.

_____ MAYOR

_____ CLERK

SCHEDULE "B"

CITY OF SURREY

ENGINEER'S REPORT

LOCAL AREA SERVICE - ROAD 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.

Location: Road opening of 51B Avenue and 188 Street

Total Cost	\$1,031,149.54
Property Owner Contribution Total Cost	\$1,031,149.54
Total Lot Area of the Properties in the Local Service Area	251,862 m ²
Cost Per Square Metre for the LAS Cost Share	\$4.09
Amortization Period	15 years
Annual Interest Rate	5.40%

Cost Distribution

Address			Lot Area (m ²)	Total Costs Per Lot	Annual payment over 15 years
House	Road	PID			
18818	51B Ave	007-502-583	19,974	\$ 81,775.66	\$ 8,092.89
18866	51B Ave	007-502-630	19,971	\$ 81,763.38	\$ 8,091.68
18940	51B Ave	007-502-672	19,974	\$ 81,775.66	\$ 8,092.89
4938	188 St	004-706-846	86,787	\$ 223,382.57	\$ 22,106.97
5074	188 St	007-502-737	54,562	\$ 355,315.11	\$ 35,163.62
5151	188 St	007-437-692	19,033	\$ 77,923.11	\$ 7,711.63
5053	188 St	012-128-716	31,561	\$ 129,214.06	\$ 12,787.62
			251,862	\$ 1,031,149.54	

CITY OF SURREY

ENGINEER’S REPORT

LOCAL AREA SERVICE - ROAD 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.

Location: Road opening of 51B Avenue and 188 Street

Total Estimated Cost	\$1,031,149.54
Property Owner Contribution Total Cost	\$1,031,149.54
Total Lot Area of the Properties in the Local Service Area	251,862 m ²
Cost Per Square Metre for the LAS Cost Share	\$4.09
Amortization Period	15 years
Annual Interest Rate	5.4%

Cost Distribution

Address			Lot Area (m ²)	Total Costs Per Lot	Annual payment over 15 years
House	Road	PID			
18818	51B Ave	007-502-583	19,974	\$ 81,775.66	\$ 8,092.89
18866	51B Ave	007-502-630	19,971	\$ 81,763.38	\$ 8,091.68
18940	51B Ave	007-502-672	19,974	\$ 81,775.66	\$ 8,092.89
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5053	188 St	012-128-716	31,561	\$ 129,214.06	\$ 12,787.62
			251,862	\$ 1,031,149.54	



COMPLETION CERTIFICATE

Date: January 2018

File: 5013-1010

This is to certify that the Works authorized under the “Local Area Service Road opening of 51B Avenue and 188 Street (Project #5013-1010-00) Bylaw, 2013, No. 18028”, are complete.

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

As required under the “Local Area Service Road opening of 51B Avenue and 188 Street (Project #5013-1010-00) Bylaw, 2013, No. 18028”, I hereby certify that the final cost of the Works has amounted to \$1,031,149.54 for the final LAS tax component.

Kam Grewal, CPA, CMA
General Manager,
Finance

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