

CITY OF SURREY

BY-LAW NO. 17587

A by-law to establish the local area service for construction of sidewalks and curbs on the north side of 66 Avenue between #12131 and #12215, to authorize the construction to service parcels within the local service area; to define the boundaries of the local service area; and to impose local service taxes.

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WHEREAS Council has been petitioned to construct sidewalks and curbs on the north side of 66 Avenue between #12131 and #12215, pursuant to Section 212 of the *Community Charter*, S.B.C. 2003, c. 26;

AND WHEREAS the City Clerk has certified that the petition received for the works does constitute a sufficient petition signed by majority of the owners, representing at least half of the value of the parcels that are liable to be specially charged;

AND WHEREAS it is deemed expedient to grant the prayers of the petitioners in the manner hereinafter provided and proceed with the works;

AND WHEREAS the City's Local Area Service Policy R-6 dated May 2, 2005 provides that 100% of the storm sewer works costs, 50% of the road works costs, and 40% of the sidewalks and curb costs shall be recovered from each of the existing parcels of land that will be fronted by sidewalks and curbs and the costs shall be apportioned by the frontage of each property;

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

1. This By-law shall be cited for all purposes as "Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587".
2. Construction of sidewalks and curbs, together with the necessary related appurtenances ("the Works") shall be constructed to service parcels adjacent to the north side of 66 Avenue between #12131 and #12215, as shown in Schedule A, which is attached to and forms part of this By-law.

3. The local service area of the City for the benefit of which the Works are to be established, operated and maintained is defined as the area outlined in Schedule A.
4. 100% of the storm sewer works costs, 50% of the road works costs, and 40% of the sidewalks and curb costs will be recovered as a local service tax imposed on the properties within the local service area. The costs are apportioned among the properties within the local service area by the frontage of each property, pursuant to the provisions of the City's Local Area Service Policy R-6 dated May 2, 2005, the details of which are set out in Schedule B, which is attached to and forms part of this By-law.
5. The General Manager, Engineering, has compiled the report and estimates of the costs relating to the Works as shown in Schedule B.
6. 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 thereof.
7. 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.
8. 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.
9. The Works shall be carried out under the supervision and according to the directions of the General Manager, Engineering.
10. 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.
11. The General Manager, Engineering shall prepare a revised Schedule B 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.
12. Upon Council's adoption of the revised Schedule B, 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 Schedule B.

13. Upon Council's approval of the revised Schedule B 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 Schedule B with estimated costs.
14. When the works are completed, the Collector shall prepare an assessment roll for each property within the local service area.
15. The local service tax on each parcel shall be payable by fifteen (15) annual installments and shall be levied pursuant to the provisions of the City's Local Area Service Policy R-6, the details of which are set out in Schedule B.
16. Owners whose parcels are subject to the local area service tax under this By-law may commute the special charges imposed on them by making a payment in cash in the sum of the outstanding aggregate principal amount without further interest or penalty.

PASSED FIRST READING on the 20th day of February, 2012.

PASSED SECOND READING on the 20th day of February, 2012.

PASSED THIRD READING on the 20th day of February, 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 12th day of March, 2012.

_____MAYOR

_____CLERK

SCHEDULE A AERIAL PHOTOGRAPH OF SITE



PROPOSED LAS 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.

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SCHEDULE B

CITY OF SURREY
ENGINEER'S REPORT (*)
LOCAL AREA SERVICE - SIDEWALKS AND CURB 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: Sidewalks and curb construction on the north side of 66 Avenue
between #12131 and #12215, as shown in Schedule A.

Total Estimated Cost	\$ 157,893.12(*)
Property Owner Contribution Total Cost	\$84,061.94(*)
Total Frontage of the Properties in the Local Service Area	175.95 m
Cost Per Linear Metre for the LAS Cost Share	\$477.75(*)
Amortization Period	15 years
Annual Interest Rate	6.35%(*)

Cost Distribution

Address			Adjusted Frontage	Total Costs Per Lot	Annual payment over 15 years
House	Road	PID			
12131	66 Ave	011-103-264	24.44	\$11,676.26	\$1,229.86
12145	66 Ave	011-103-256	25.11	\$11,996.36	\$1,263.58
12159	66 Ave	010-245-472	20.40	\$ 9,746.15	\$1,026.56
12165	66 Ave	010-245-511	20.40	\$ 9,746.15	\$1,026.56
12191	66 Ave	014-589-699	18.08	\$ 8,638.24	\$ 909.87
12197	66 Ave	014-589-702	26.07	\$12,455.96	\$1,311.99
12205	66 Ave	002-365-171	20.42	\$ 9,755.70	\$1,027.57
12215	66 Ave	000-618-586	21.03	\$10,047.13	\$1,058.27
			175.95	\$84,061.94	

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