

NO: **R031**

COUNCIL DATE: **February 24, 2020**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 11, 2020**

FROM: **General Manager, Engineering
General Manager, Finance**

FILE: **5016-1010**

SUBJECT: **Local Area Service - Construction of Curb and Gutter with Related Roadworks to Service Parcels in the 25 Avenue Cul-de-sac East of 134 Street – Final Costs and Apportionment - Bylaw No. 19746**

RECOMMENDATION

The Engineering Department and the Finance Department recommend that Council:

1. Receive this report for information;
2. Approve amendments to *Local Area Service Curb and Gutter Construction [Project #5016-1010-00] Bylaw, 2018, No. 19746*, as shown in Appendix “I” 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 benefitting properties all as detailed in Schedule B of the attached Appendix “I” 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 “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 Curb and Gutter Construction [Project #5016-1010-00] Bylaw, 2018, No. 19746* and to obtain Council approval to forward an amendment Bylaw to apportion the final costs of construction of the project across the benefitting properties.

DISCUSSION

The owners of properties on 25 Avenue east of 134 Street have petitioned the City in 2018 to construct barrier curb and gutter on both sides of 25 Avenue along the 13400 Block, and around the traffic circle located in the cul-de-sac in order to improve the aesthetics and drainage, as well as reduce parking on the grass boulevards. In order to accommodate parking on both sides of 25 Avenue, the road was also widened to 8m east of 134 Street to the cul-de-sac. The location of these works is illustrated on the attached Appendix “II”.

Following a successful property owner petitioning process, which is a necessary part of the Local Area Service (“LAS”) procedure, Council approved the LAS as part of Corporate Report No. R248; 2018, attached as Appendix “III”. Subsequently, *Local Area Service Curb and Gutter Construction [Project #5016-1010-00] Bylaw, 2018, No. 19746* was given the required readings.

Based on the Completion Certificate, which is attached as Appendix “III” to this report, the works authorized under the Bylaw No. 19746 were completed at a cost of \$410,185.00. As a result, the charges under the Bylaw for the properties are lower than the original estimate.

Schedule B of Appendix “I” attached to this report details the apportionment of the final costs of the project to the benefitting properties.

SUSTAINABILITY CONSIDERATIONS

The LAS for the completion of curb and gutter on 25 Avenue supports the objectives of the City’s Sustainability Charter 2.0. In particular, this project supports the Sustainability Charter 2.0 theme of Infrastructure. Specifically, this LAS project supports the following Desired Outcome (“DO”):

- All Infrastructure DO2: Infrastructure systems provide safe, reliable and affordable services.

CONCLUSION

Curb and gutter works on 25 Avenue as part of a LAS petition has now been completed below the original estimated cost. As such, it is recommended that Council approve the final costs and apportionment to the benefitting properties, as well as the necessary Bylaw amendments as part of this LAS project.

Scott Neuman, P.Eng.
General Manager, Engineering

Kam Grewal, CPA, CMA
General Manager, Finance

JB/SL/cc

Appendix “I” - Bylaw No. 20022 that will act to amend *Local Area Service Curb and Gutter Construction [Project # 5016-1010-00] Bylaw, 2018, No. 19746*

Appendix “II” - Local Area Service Map

Appendix “III” - Corporate Report No. R248; 2018

Appendix “IV” - Completion Certificate

CITY OF SURREY

BY-LAW NO. 20022

A Bylaw to amend the provisions of "Local Area Service Curb and Gutter Construction [Project # 5016-1010-00] Bylaw, 2018, No. 19746".

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

- 1. "Local Area Service Curb and Gutter Construction [Project # 5016-1010-00] Bylaw, 2018, No. 19746" 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 to and forming part of this Bylaw.

- 2. This Bylaw shall be cited for all purposes as "Local Area Service Curb and Gutter Construction [Project # 5016-1010-00] Bylaw, 2018, No. 19746, Amendment Bylaw, 2020, No. 20022".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

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

_____MAYOR

_____CLERK

SCHEDULE "B"

CITY OF SURREY

ENGINEER'S REPORT

**LOCAL AREA SERVICE - CURB AND GUTTER 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.

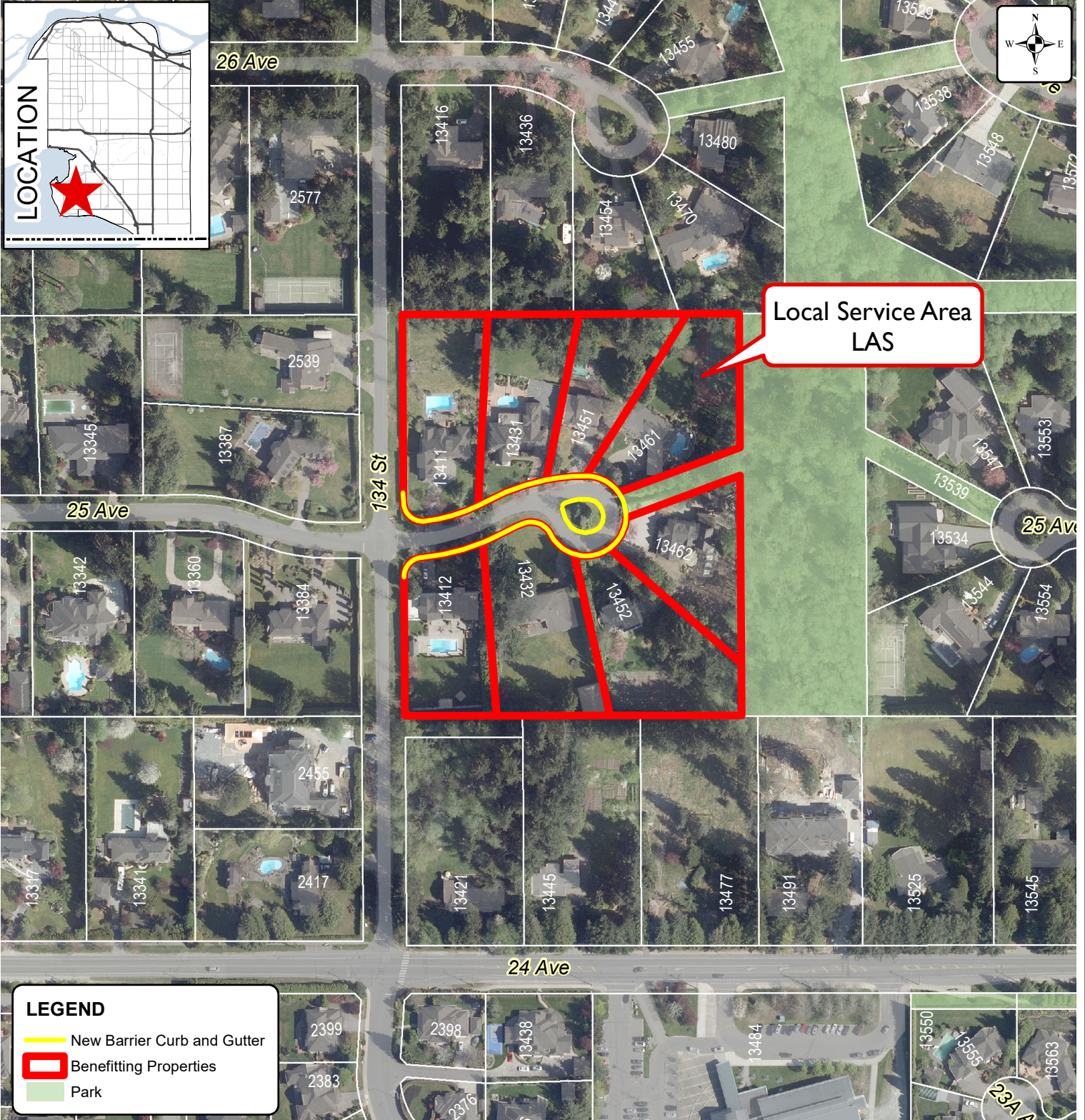
Location: Curb and Gutter on 25 Avenue Cul-de-sac East of 134 Street

Total Cost	\$410,185.00
Property Owner Contribution Total Cost	\$307,638.75
Number of benefitting properties	8
Amortization Period	15 Years
Annual Interest Rate	4.74%

Cost Distribution

Address			Total Costs Per Lot	Annual Payment Over 15 Years
House	Road	PID		
13412	25 Ave	005-536-731	\$38,454.84	\$3,640.00
13432	25 Ave	005-536-723	\$38,454.84	\$3,640.00
13452	25 Ave	005-000-432	\$38,454.84	\$3,640.00
13462	25 Ave	005-536-693	\$38,454.84	\$3,640.00
13461	25 Ave	005-542-731	\$38,454.84	\$3,640.00
13451	25 Ave	000-935-697	\$38,454.84	\$3,640.00
13431	25 Ave	005-540-046	\$38,454.84	\$3,640.00
13411	25 Ave	005-540-020	\$38,454.84	\$3,640.00
			\$307,638.72	

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 05-Dec-2018, JJR

Scale: 1:2,500 0 20 M

LAS with Roadworks, Curb and Gutter
Project 5016-1010-00 Bylaw 19746
25 Avenue Cul-de-sac East of 134 Street

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.



CORPORATE REPORT

NO: R248

COUNCIL DATE: December 17, 2018

REGULAR COUNCIL

TO: Mayor & Council

DATE: December 13, 2018

FROM: General Manager, Engineering

FILE: 5016-101

SUBJECT: Local Area Service – Construction of Curbs and Related Works on 25 Avenue,
East of 134 Street to Cul-de-Sac

RECOMMENDATION

The Engineering Department recommends that Council:

1. Approve the establishment of a Local Area Service to allow for the construction of new barrier curb and gutter on both sides of 25 Avenue, east of 134 Street to the cul-de-sac, as well as new barrier curb and gutter around the traffic island in the cul-de-sac for the benefiting properties as illustrated on the map attached as Appendix "I". The preliminary project cost estimate is \$417,000, with 75% of project costs to be recovered by a local service tax apportioned to the benefiting properties in equal shares; and
2. Authorize the City Clerk to bring forward the necessary Local Area Service By-law for the required readings.

INTENT

The purpose of this report is to advise Council of a petition that has been received by the City for the construction of barrier curb and gutter on the 13400 block of 25 Avenue by way of a Local Area Service ("LAS") process and to recommend that such works be constructed under a LAS By-law in accordance with City policy.

DISCUSSION

The owners of properties on 25 Avenue east of 134 Street (as illustrated on Appendix "I") have petitioned the City to construct barrier curb and gutter on both sides of 25 Avenue along the 13400 block, and around the traffic circle located in the cul-de-sac in order to improve the aesthetics and drainage, as well as reduce parking on the grass boulevards. In order to accommodate parking on both sides of 25 Avenue, the road will also be widened to 8m, east of 134 Street to the cul-de-sac. The petition has been certified to be 'sufficient' in accordance with the *Community Charter*. A copy of the City Clerk's Certificate of Sufficiency is attached as Appendix "II".

The project cost has been estimated at \$417,000. In accordance with the City's practice for local road

completion in suburban areas, 75% of the road work costs are to be recovered as a LAS charge split evenly from the benefiting properties. The LAS costs will be shared among the properties within the benefiting area based on an even per lot basis. The cost breakdown is documented in the Engineer's Report attached as Appendix "III". The remaining costs will be funded from the City's Local Area Service Reserve. Sufficient funds are available to cover the remaining costs through the City's LAS Reserve Fund.

SUSTAINABILITY CONSIDERATIONS

The LAS for the completion of curb and gutter on 25 Avenue supports the objectives of the City's Sustainability Charter 2.0 theme of Infrastructure specifically the Desired Outcomes ("DO") of themes identified in the City's Sustainability Charter 2.0, specifically:

- Infrastructure DO2: Infrastructure systems provide safe, reliable and affordable services

CONCLUSION

Based on the above discussion, the Engineering Department recommends that Council:

1. Approve the establishment of a Local Area Service ("LAS") to allow for the construction of new barrier curb and gutter on both sides of 25 Avenue, east of 134 Street to the cul-de-sac, as well as new barrier curb and gutter around the traffic island in the cul-de-sac for the benefiting properties as illustrated on the map attached as Appendix "I". The preliminary project cost estimate is \$417,000, with 75% of project costs to be recovered by a local service tax apportioned to the benefiting properties in equal shares; and
2. Authorize the City Clerk to bring forward the necessary LAS By-law for the required readings.



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

JB/DM/brb/jma

Appendix I - Site Map
Appendix II - City Clerk's Certificate of Sufficiency
Appendix III - Engineer's Report

Note: Appendices available upon request



COMPLETION CERTIFICATE

Date: January 2020

File: 5016-1010

This is to certify that the Works authorized under the "Local Area Service Curb and Gutter Construction [Project #5016-1010-00] Bylaw, 2018, No. 19746", are complete.

A handwritten signature in blue ink, appearing to read "Scott Neuman".

Scott Neuman, P.Eng.
General Manager, Engineering

As required under the "Local Area Service Curb and Gutter Construction [Project #5016-1010-00] Bylaw, 2018, No. 19746", I hereby certify that the final cost of the Works has amounted to \$410,185.00, of which \$307,638.75 is the final LAS tax component.

A handwritten signature in blue ink, appearing to read "Kam Grewal".

Kam Grewal, CPA, CMA
General Manager, Finance

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