



SUBJECT: Local Improvement By-law rate update

TO: Committee of the Whole

FROM: Capital Works

Report Number: CW-71-17

Wards Affected: All

File Numbers: 570.02-463

Date to Committee: September 25, 2017

Date to Council: October 10, 2017

Recommendation:

Direct the City Clerk to present a by-law to Council to amend Schedule A to Local Improvement Charges By-law 4-2010, update references to the Ontario Regulation of the *Municipal Act, 2001* and staff titles; and

Repeal by-law 17-2013.

Purpose:

- An Engaging City
- Good Governance
-

Background and Discussion:

As part of the Local Improvement By-law the Director of Engineering (Capital Works) is to review annually the maximum fixed frontage costs for abutting homeowners. The rates were last adjusted in 2013.

The local improvement rates are being revised due to the increase in the actual construction costs.

The project exemption limit has increased from \$18,000 to \$20,000 to account for average annual inflation from 2013 to date.

Amended Local Improvement Regulation to Include Energy Projects

On October 25, 2012 Ontario Regulation 322/12, of the Municipal Act, 2001 amended Ontario Regulation 586/06. The amendments will enable the City (if it desires) to use Local Improvements to help residents finance energy efficiency and renewable energy projects on private property with consenting property owners. No alteration to the Local Improvement By-law is recommended at this time.

Financial Matters:

Homeowners on local improvement projects will see their cost per metre frontage increase slightly as per Appendix A.

Conclusion:

That the Local Improvement By-law be amended to reflect the proposed changes herein.

Respectfully submitted,

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Appendices:

- A. Local Improvement rates for new services

Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

SCHEDULE 'A'
LOCAL IMPROVEMENT RATES FOR NEW SERVICES

SERVICE COSTS	2013 RATE PER METRE FRONTAGE		PROPOSED 2017 RATE PER METRE FRONTAGE	
Storm Sewers	\$110.00		\$120.00	
Road Drainage Improvements	\$55.00		\$60.00	
Curb & Gutters	\$40.00		\$40.00	
Sidewalks ¹				
a) both sides	\$68.00		\$70.00	
b) one side	\$34.00		\$35.00	
Noise Walls ²	Cedar	Concrete	Cedar	Concrete
a) 2.0 metre wall height	\$125.00	\$205.00	\$125.00	\$205.00
b) 2.5 metre wall height	\$145.00	\$235.00	\$145.00	\$235.00
c) 3.0 metre wall height	\$180.00	\$285.00	\$180.00	\$285.00

	2013 Exemption Limit	Proposed Exemption Limit
Property Owners Exemption Limit for Local Improvement Assessments	\$18,000	\$20,000

1 - The rate includes a percentage of the associated grading and miscellaneous boulevard repairs

2 - The cost includes an allowance of \$13/metre for landscaping.