



THE DISTRICT OF NORTH VANCOUVER

LOCAL IMPROVEMENT COST SHARING STREET CONSTRUCTION BYLAW

BYLAW 3753

Effective Date – August 27, 1968

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw

Bylaw 3753

Date of Adoption

August 27, 1968

Amending Bylaw

Bylaw 3812

Bylaw 4320

Bylaw 4634

Bylaw 4971

Bylaw 5015

Bylaw 5618

Bylaw 5883

Bylaw 6259

Bylaw 6686

Bylaw 7143

Bylaw 7474

Bylaw 7548

February 10, 1969

November 13, 1972

April 14, 1975

August 8, 1977

December 5, 1977

July 25, 1983

August 25, 1986

June 25, 1990

August 8, 1994

January 10, 2000

May 17, 2004

May 9, 2005

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (Local Improvement Cost Sharing Street Construction Bylaw). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 3753

A bylaw to establish the annual charge per taxable frontage to be charged against parcels benefiting from or abutting the street reconstruction class of works undertaken as local area service projects.

(4971 7474)

The Council for The Corporation of the District of North Vancouver enacts the following:

1. Where street reconstruction projects of the class designed for the combined construction of road base, paving, curbing and incidental works with or without the construction of storm sewers are undertaken as local area service projects, in:

(4971 7474)

- (a) residential areas on standard 8-metre width streets and on designated major and secondary streets and to such other widths as the Council may approve, and;

(5015)

- (b) commercial and industrial areas on standard 12.2-metre width streets and on designated major and secondary streets and to such other widths as the Council may approve,

(5015)

the costs shall be apportioned according to the following formula:

The share of the costs to be assumed by the Municipality in respect of any local area service defined for the purpose of constructing a project of the said class, including all contributions of any nature incidental to the works and the adjustments allowed in the taxable frontages for corner lots and irregularly-shaped parcels under Section 5 hereof, shall be the amount sufficient to limit the owners' share of the capital cost to the rates per taxable frontage during the periods set forth as follows:

(5015 7474)

| | <u>Applicable Rate per Taxable Frontage</u> | |
|--------------------------|---|--|
| | <u>Residential Streets</u> | <u>Commercial and Industrial Streets</u> |
| Before December 31, 1968 | \$ 8.00 | \$ - |
| Before December 31, 1969 | 8.32 | 12.48 |
| Before December 31, 1970 | 8.65 | 12.98 |
| Before December 31, 1971 | 9.00 | 13.50 |
| Before December 31, 1972 | 9.36 | 14.04 |
| Before December 31, 1973 | 9.73 | 14.60 |
| | | (3812) |
| Before December 31, 1974 | 12.00 | 18.00 |
| Before December 31, 1975 | 12.72 | 38.00 |
| Before December 31, 1976 | 13.48 | 41.80 |

Before December 31, 1977

14.29

45.98

Applicable Rate per Taxable Frontage

| | <u>Residential Streets</u> | <u>Commercial and Industrial Streets</u> |
|--------------------------|----------------------------|--|
| Before December 31, 1978 | 15.15 | 50.58 |
| | | (4320 4634) |
| Before December 31, 1979 | 59.00 | 150.00 |
| Before December 31, 1980 | 62.54 | 159.00 |
| Before December 31, 1981 | 66.29 | 168.54 |
| Before December 31, 1982 | 70.27 | 178.65 |
| Before December 31, 1983 | 74.49 | 189.37 |
| | | (5015) |
| Before December 31, 1984 | 76.00 | 208.00 |
| Before December 31, 1985 | 82.00 | 225.00 |
| Before December 31, 1986 | 89.00 | 243.00 |
| | | (5618) |
| Before December 31, 1987 | 93.00 | 262.00 |
| Before December 31, 1988 | 98.00 | 275.00 |
| Before December 31, 1989 | 103.00 | 289.00 |
| Before December 31, 1990 | 108.00 | 303.00 |
| | | (5883) |
| Before December 31, 1991 | 114.00 | 325.00 |
| Before December 31, 1992 | 120.00 | 341.00 |
| Before December 31, 1993 | 126.00 | 358.00 |
| Before December 31, 1994 | 132.00 | 376.00 |
| | | (6259) |
| Before December 31, 1995 | 137.00 | 389.00 |
| Before December 31, 1996 | 141.00 | 402.00 |
| Before December 31, 1997 | 146.00 | 416.00 |
| Before December 31, 1998 | 151.00 | 431.00 |
| Before December 31, 1999 | 156.00 | 446.00 |
| | | (6686) |
| Before December 31, 2000 | 200.00 | 457.00 |
| | | (7143) |
| Before December 31, 2001 | 205.00 | 469.00 |
| Before December 31, 2002 | 210.00 | 480.00 |
| Before December 31, 2003 | 215.00 | 492.00 |
| Before December 31, 2004 | 221.00 | 505.00 |

Applicable Property Owner's Cost Sharing Percentage

| <u>Year Work Completed</u> | <u>Residential Streets Owner's Share</u> | <u>Commercial and Industrial Streets Owner's Share</u> |
|----------------------------|--|--|
| Before December 31, 2005 | 30% | 50% |

| | | |
|--------------------------|-----|-----|
| Before December 31, 2006 | 35% | 50% |
| Before December 31, 2007 | 40% | 50% |
| Before December 31, 2008 | 45% | 50% |
| Before December 31, 2009 | 50% | 50% |

(7548)

2. This bylaw shall not apply to local area service works of the class specified herein on which construction was commenced prior to November 1st, 1967, and completed prior to July 31st, 1968.

(7474)

The rates specified in the formula set out in this bylaw shall apply to all local area service works or portions thereof of the class specified herein which are completed to the point of paving and curbing prior to December 31st in the years set out in said cost-sharing formula, namely:

(7474)

| | <u>Residential Streets</u> | <u>Commercial and Industrial Streets</u> |
|--|----------------------------|--|
| For works completed by December 31, 1968, rate per taxable frontage | \$ 8.00..... | \$ - |
| For works completed by December 31, 1969, rate per taxable frontage | 8.32..... | 12.48 |
| For works completed by December 31, 1970, rate per taxable frontage | 8.65..... | 12.98 |
| For works completed by December 31, 1971, rate per taxable frontage | 9.00..... | 13.50 |
| For works completed by December 31, 1972, rate per taxable frontage | 9.36..... | 14.04 |
| For works completed by December 31, 1973, rate per taxable frontage | 9.73..... | 14.60 |
| For works completed by December 31, 1974, rate per taxable frontage | 12.00..... | 18.00 |
| For works completed by December 31, 1975, rate per taxable frontage | 12.72..... | 38.00 |
| For works completed by December 31, 1976, rate per taxable frontage | 13.48..... | 41.80 |
| For works completed by December 31, 1977, rate per taxable frontage | 14.29..... | 45.98 |

(3812)

| | <u>Residential Streets</u> | <u>Commercial and Industrial Streets</u> |
|--|----------------------------|--|
| For works completed by December 31, 1978, rate per taxable frontage | 15.15..... | 50.58 (4320 4634) |
| For works completed by December 31, 1979, rate per taxable frontage | 59.00..... | 50.00 |
| For works completed by December 31, 1980, rate per taxable frontage | 62.54..... | 159.00 |
| For works completed by December 31, 1981, rate per taxable frontage | 66.29..... | 168.54 |
| For works completed by December 31, 1982, rate per taxable frontage | 70.27..... | 178.65 |
| For works completed by December 31, 1983, rate per taxable frontage | 74.49..... | 189.37 (5015) |
| For works completed by December 31, 1984, rate per taxable frontage | 76.00..... | 208.00 |
| For works completed by December 31, 1985, rate per taxable frontage | 82.00..... | 225.00 |
| For works completed by December 31, 1986, rate per taxable frontage | 89.00..... | 243.00 (5618) |
| For works completed by December 31, 1987, rate per taxable frontage | 93.00..... | 262.00 |
| For works completed by December 31, 1988, rate per taxable frontage | 98.00..... | 275.00 |
| For works completed by December 31, 1989, rate per taxable frontage | 103.00..... | 289.00 |
| For works completed by December 31, 1990, rate per taxable frontage | 108.00..... | 303.00 (5883) |
| For works completed by December 31, 1991, rate per taxable frontage | 114.00..... | 325.00 |
| For works completed by December 31, 1992, rate per taxable frontage | 120.00..... | 341.00 |
| For works completed by December 31, 1993, rate per taxable frontage | 126.00..... | 358.00 |

| | <u>Residential Streets</u> | <u>Commercial and Industrial Streets</u> |
|--|----------------------------|--|
| For works completed by December 31, 1994, rate per taxable frontage | 132.00..... | 376.00 (6259) |
| For works completed by December 31, 1995, rate per taxable frontage | 137.00..... | 389.00 |
| For works completed by December 31, 1996, rate per taxable frontage | 141.00..... | 402.00 |
| For works completed by December 31, 1997, rate per taxable frontage | 146.00..... | 416.00 |
| For works completed by December 31, 1998, rate per taxable frontage | 151.00..... | 431.00 |
| For works completed by December 31, 1999, rate per taxable frontage | 156.00..... | 446.00 (6686) |
| For works completed by December 31, 2000, rate per taxable frontage | 200.00..... | 457.00 (7143) |
| For works completed by December 31, 2001, rate per taxable frontage | 205.00..... | 469.00 |
| For works completed by December 31, 2002, rate per taxable frontage | 210.00..... | 480.00 |
| For works completed by December 31, 2003, rate per taxable frontage | 215.00..... | 492.00 |
| For works completed by December 31, 2004, rate per taxable frontage | 221.00..... | 505.00 |

Applicable Property Owner's Cost Sharing Percentage

| <u>Year Work Completed</u> | <u>Residential Streets Owner's Share</u> | <u>Commercial and Industrial Streets Owner's Share</u> |
|----------------------------|--|--|
| Before December 31, 2005 | 30% | 50% |
| Before December 31, 2006 | 35% | 50% |
| Before December 31, 2007 | 40% | 50% |
| Before December 31, 2008 | 45% | 50% |
| Before December 31, 2009 | 50% | 50% |

(7548)

3. The annual charge for each metre of taxable frontage to be specially charged against the parcels benefiting from or abutting the works shall be that amount required to amortize the owners' portion of the construction costs as set forth in Section 1 of this bylaw over a fifteen (15) year period at the interest rate prevailing when the securities under the security issuing bylaw are sold.

(5015 7548)

4. The percentage of the aggregate annual charges which will be accepted as the commuted value shall be that percentage required to arrive at a commuted value equal to the amount per taxable unit of frontage representing the owners' portion of the construction costs as set forth in Section 1 of this bylaw.

(5015)

5. The adjustments in the taxable frontage in respect of corner lots and irregularly-shaped parcels referred to in Section 1 hereof shall be as follows:

(5015)

- (i) in cases where a corner lot has its longer frontage on one street and its shorter frontage on a second street the taxable frontage shall be established as the total of the actual frontage or the modified frontage (irregularly-shaped parcels) on the street having the shorter frontage, plus 25% of the actual frontage or the modified frontage (irregularly-shaped parcels) on the street having the longer frontage;

(5015, 5618)

- (ii) in cases where the work has been previously undertaken on one street and a lot has been assessed for full frontage for that street, the taxable frontage shall be established at 25% of the actual frontage or the modified frontage (irregularly-shaped parcels) on the later street;

(5015)

- (iii) for any like works on any street on which a lot abuts in excess of two projects, the taxable frontage shall be established as NIL;

(5015)

- (iv) in cases where a lot is capable of subdivision, it shall for the purposes of this bylaw only be deemed an irregularly-shaped parcel of land, and the taxable frontage shall be determined by the Supervisor of Collections on a fair and equitable basis;

(5015 5618)

- (v) for the purposes of this bylaw, a regularly-shaped parcel of land shall be any parcel of land abutting not more than one street, being rectangular in shape and having the same dimensions as not less than 50% of the lots abutting one side of a street in the same block.

6. Bylaws 3482, 3533, 3643 and 3710 are hereby repealed.

7. This bylaw may be cited for all purposes as **"STREET RECONSTRUCTION LOCAL AREA SERVICE COST-SHARING FORMULA BYLAW"**.

(4971 7474)

Amended by: 3812 4320 4634 4971 5015 5618 5883 6259 6686 7143 7474 7548