THE CORPORATION OF THE

CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

POLICY TITLE: FINANCING OF LANE PAVING PROJECTS

POLICY NUMBER: FINANCE - 323

Date of Council Adoption: September 28, 2015	*Date of Last Amendment: N/A*
Council Resolution Number: 2013-346, 215-336	
Originating Department: Finance	*Date last reviewed by Finance and Audit Committee: September 14, 2015*

Policy:

1. When property owners request that their laneways be paved, they will be advised to pursue the establishment of a local service area by petition, in accordance with Section 212 of the *Community Charter*.

2. City staff will confirm the scope of work required, including whether or not associated storm sewers will be upgraded at the same time, and will obtain a cost estimate for the project.

3. If required, City staff will assist with the preparation of a petition to formally initiate the local service area legislative process.

4. The portion of costs which is to be charged against the parcels benefitting from, or abutting the work, as the owners' portion of the costs, shall be 80% of the lane paving costs (excluding the direct cost of related storm sewer upgrades, if applicable).

5. The owners' portion of the cost is payable by a local service area tax levied for 10 years, with the annual charge per property being the proportionate cost based on the width of the property, relative to the total width of all properties adjacent to the work, on both sides of the laneway.

6. The interest rate to be charged on local service area projects, not commuted, is the Municipal Authority's projected 10 year debenture rate, at the time the petition is issued, plus a 1% risk factor.

7. Owners, whose parcels benefit from, or about the work and are subject to being specifically charged, will have one opportunity at the initiation of the project to remit total payment for all of the special charges imposed on them. The commuted value to be paid upfront is the

proportionate share of the owners' portion of the cost prior to the application of debt interest costs and amortization.

8. The above process is subject to the project and funding sources being included in the City's Financial Plan, prior to the local service area bylaw being adopted.

Rationale:

This policy addresses the mechanism to fund the capital costs of paving laneways in the City, in particular where the laneways are used primarily by local area residents. It sets a framework to finance the capital costs of paving laneways in the City in a consistent manner, balancing the interests of benefitting property owners and all taxpayers in the City.