



## CITY OF VANCOUVER

# A11

### ADMINISTRATIVE REPORT

Report Date: August 15, 2006  
Author: Joanne Griffin  
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RTS No.: 6175  
VanRIMS No.: 13-1200-20  
Meeting Date: September 12, 2006

TO: Vancouver City Council

FROM: General Manager of Engineering Services

SUBJECT: Local Improvements by Initiative - November 7, 2006  
First and Second Step Report

#### RECOMMENDATION

- A. THAT the projects listed in Appendix I be advanced as Local Improvements on the Initiative and brought before a Court of Revision on November 7, 2006.
- B. THAT the reports of the City Engineer and Director of Finance be adopted together with details of the Second Step Report as summarized in Appendix II, and Council declare it is desirable that the projects set out in Appendix I of this report be undertaken and deems that each will specially benefit the real property abutting it. (Requires two-thirds approval of those present). Source of funds for the total City share of \$1,788,444 is \$1,188,444 from existing Engineering Basic Capital Accounts and \$600,000 approved in advance of the 2007 Street Basic Capital.
- C. THAT sidewalk projects numbered 19-37 inclusive, as described in Appendix I, be designated as "pedestrian collector routes" so that the abutting residential property owners' rates are reduced by the required 25%.
- D. THAT the City owned parcels as summarized in Appendix III be declared "assessable for the local improvements projects".
- E. THAT should any of the sidewalk projects noted in Recommendation "C" be defeated that they proceed for Council's consideration on Special Grounds.
- F. THAT previously approved project numbered Court #621, Item #019, as described in detail in the body of the report be cancelled.

**COUNCIL POLICY** Policies governing the Local Improvement process are set out in the Vancouver Charter and Local Improvements Procedure By-law.

## PURPOSE

A Court of Revision is scheduled for November 7, 2006, at 7:30 p.m. to review a number of petition and initiative projects. The report for petition projects will be advanced to Council separately at a later date to allow as much time as possible for residents to circulate their petitions. The purpose of this report is to begin the formal Local Improvement process by advancing the initiative projects to the Court of Revision and reporting on the financial arrangements for the projects. Approval of this report does not commit Council to undertake the projects.

## First Step

As required by the Local Improvement Procedure By-law, projects for the following categories and detailed on the attached schedule (Appendix I), are advanced to Council by Initiative for review at a Court of Revision, which will be held at 7:30 p.m., Tuesday, November 7, 2006.

## Court #624

- I. Pavement & Curbs, Higher Zoned
- II. Pavement & Curbs, Local Residential
- III. Lane Pavement, Higher Zoned
- IV. Lane Pavement, Local Residential
- V. Speed Humps
- VI. Sidewalks
- VII. Sidewalk Reconstruction
- VIII. Lane Lighting

## SIDEWALKS

On April 8, 2004, Council approved the recommendations to establish and adopt policy that would expedite the completion of the City sidewalk network:

- on both sides of transit streets;
- on both sides of arterial streets;
- on both sides (as needed) of pedestrian collector routes;
- on both sides of higher-zoned streets; and
- on local residential streets,

The construction of new sidewalks responds to Council's top two priorities for transportation improvements; pedestrians and transit as identified by The Central Area Plan (1991), CityPlan (1995), Transportation Plan (1997), Downtown Transportation Plan (2002) and the report of the Sidewalk Task Force (2002).

To expedite completion of the sidewalk network, Council also approved a recommendation to revise cost sharing such that the City now pays between 65% and 80% of the costs depending

on applicable relief provided to owners. By reducing the costs to owners, support should increase for sidewalk projects.

Should a majority of owners for a City Initiative project object, the project is normally considered defeated. However, noting Councils priorities, staff will be recommending to Council that all defeated projects proceed immediately on Special Grounds despite property owner objections. Council has the authority to proceed on Special Grounds as specified in Section 506(3) of the Vancouver Charter.

Project to be cancelled

Court #621, Item #019, Lane pavement on the lane east of Marguerite Street from 32<sup>nd</sup> Avenue to 33<sup>rd</sup> Avenue

A staff review has determined that the lane paving petition project so described, was passed at the May 4, 2006 Court of Revision based on irregular information. In view of the circumstances we recommend the project be cancelled.

**FINANCIAL IMPLICATIONS**Local Improvements is estimated at \$2,860,925. The City's share is \$1,788,444 funded as follows:

- \$1,188,444 from existing Engineering Department Basic Capital Accounts
- \$ 600,000 approved in advance of the 2007 Basic Capital Budget to allow projects to proceed in a timely manner

Second Step

The Director of Finance reports as follows:

In accordance with the Local Improvements Procedure By-law, I am submitting the attached City Engineers' Report. The estimated cost of these projects is \$2,860,925. The property owners' share of the projects is \$1,072,481. The City's share is \$1,788,444. I have to report that the necessary financial arrangements can be made to carry out this work subject to Council approving the funding in advance of the 2007 Basic Capital Budget.

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COURT OF REVISION - NOVEMBER 7, 2006

**INITIATIVE PROJECTS - COURT #624**

**I. PAVEMENT & CURBS, HIGHER ZONED**

1. Salsbury Drive from Franklin Street to Hastings Street

This street is being initiated because of the poor condition of the street. The street is constantly being used by heavy vehicles servicing an adjacent business. Traffic volume has also increased because the parking area for a funeral home abuts the street.

2. 10<sup>th</sup> Avenue from Heather Street to Ash Street except north side of Heather Street to 200 feet east of Heather Street

As part of the redevelopment project to the Vancouver General Hospital many of the streets and sidewalks are being enhanced as a condition of development. This project is not included as part of the VGH development but it is being initiated to coincide with their street and sidewalk improvements.

**II. PAVEMENT & CURBS, LOCAL RESIDENTIAL**

The following residential streets, excluding Blenheim St., are being initiated because owners are experiencing poor street surface conditions as well as deteriorating drainage issues. The Blenheim St. projects are being proposed to coincide with traffic calming measures on Blenheim St. from 16<sup>th</sup> Ave. to SW Marine Dr. being implemented in 2007 by the Neighbourhood Transportation Branch. Affected owners were pre-balloted and these projects are being brought forward because of their positive support.

3. Blenheim Street, West Side, from 38<sup>th</sup> Avenue to Mayfair Avenue
4. Blenheim Street, West Side, from 41<sup>st</sup> Avenue to 43<sup>rd</sup> Avenue
5. Brant Street from 24<sup>th</sup> Avenue to 27<sup>th</sup> Avenue
6. Gladstone Street from 39<sup>th</sup> Avenue to 40<sup>th</sup> Avenue
7. Lillooet Street from Turner Street to Georgia Street
8. Prince Albert Street from 22<sup>nd</sup> Avenue to 23<sup>rd</sup> Avenue
9. Prince Albert Street, East Side, from 24<sup>th</sup> Avenue to King Edward Avenue

**III. LANE PAVEMENT, HIGHER ZONED**

The following higher zoned lanes are being initiated because of complaints received and its poor condition. Affected owners were pre-balloted and these projects are being brought forward because of their positive support.

10. Lane south of Hastings Street from Templeton Drive to Garden Drive
11. Lane west of Main Street from 15<sup>th</sup> Avenue to 16<sup>th</sup> Avenue
12. Lane south of 15<sup>th</sup> Avenue from Quebec Street to lane west of Main Street

#### IV. LANE PAVEMENT, LOCAL RESIDENTIAL

The following lanes were initiated at the request for assistance by an adjacent owner because of the difficulty in circulating a petition due to the high number of absentee owners. This initiative is for paving the lane with a centerstrip only as per the Council Policy for residential lanes. Affected owners were pre-balloted and these projects are being brought forward because of their positive support.

13. Lane south of 49<sup>th</sup> Avenue from Wales Street to lane west of Wales Street & lane west of Wales Street from lane south of 49<sup>th</sup> Avenue to south property line of Lot 6 Block 1 DL 336 SE ¼ Plan 9714 (6537 Wales Street)
14. Lane south of 54<sup>th</sup> Avenue from Tisdall Street to Ash Street

#### V. SPEED HUMPS

The following speed hump projects are being initiated as a result of complaints about safety due speeding vehicles using the lanes as an alternate route in order to avoid signalized intersections or as a short cut to their destinations. Circulating a petition on some of the projects would be difficult because of various situations with regard to absentee owners or insufficient value. Projects 15, 16 & 17 were pre-balloted and these projects are being brought forward because of their positive support. Project 18 is being initiated to assist owners who supported a sufficiently signed petition but were unsuccessful due to insufficient value.

15. Lane south of Barclay Street from Bute Street to Thurlow Street
16. Lane west of Main Street from 15<sup>th</sup> Avenue to 16<sup>th</sup> Avenue
17. Lane south of Robson Street from Thurlow Street to Burrard Street
18. Lane west of Wales Street from 51<sup>st</sup> Avenue to 52<sup>nd</sup> Avenue

#### VI. PEDESTRIAN COLLECTOR SIDEWALKS

On April 8, 2004, Council approved the recommendations to establish and adopt policy that would expedite the completion of the City sidewalk network:

- on both sides of transit streets;
- on both sides of arterial streets;
- on both sides (as needed) of pedestrian collector routes;
- on both sides of higher-zoned streets; and
- on local residential streets,

The construction of new sidewalks responds to Council's top two priorities for transportation improvements; pedestrians and transit as identified by The Central Area Plan (1991), CityPlan (1995), Transportation Plan (1997), Downtown Transportation Plan (2002) and the report of the Sidewalk Task Force (2002)

To expedite completion of the sidewalk network, Council also approved a recommendation to revise cost sharing such that the City now pays between 65% to 80% of the costs depending on applicable relief's provided to owners. By reducing the costs to owners, support should increase for sidewalk projects.

A formal notice will be mailed to the owners of property adjacent the following City Initiative projects advising them of the project, the cost of the project and their individual assessment. The notice also advises owners of the date for objections to be received and the date of the Court of Revision.

Should a majority of owners for a City Initiative project object, the project is normally considered defeated. However, noting Councils priorities, staff will be recommending to Council that all defeated projects proceed immediately on Special Grounds despite property owner objections. Council has the authority to proceed on Special Grounds as specified in Section 506(3) of the Vancouver Charter.

The following sidewalk projects are being initiated due to complaints received. These projects are on transit routes, provide access to transit routes, to schools, to parks or are missing links.

19. Collingwood Street, West Side, from lane south of 14<sup>th</sup> Avenue to 15<sup>th</sup> Avenue
20. Fleming Street, West Side, from 20<sup>th</sup> Avenue to 21<sup>st</sup> Avenue
21. Heather Street, East Side, from 7<sup>th</sup> Avenue to north property line of Lot 20 Block 299  
DL 526 Plan 590  
7<sup>th</sup> Avenue, North Side, from Heather Street to east property line of Lot 20 Block 299  
DL 526 Plan 590
22. Kaslo Street, East Side, from 25<sup>th</sup> Avenue to dead end south (ALRT)
23. Kaslo Street, West Side, from 22<sup>nd</sup> Avenue to 24<sup>th</sup> Avenue
24. Kootenay Street, East Side, from Yale Street to lane south of Trinity Street
25. Nootka Street, East Side, from 8<sup>th</sup> Avenue to Broadway
26. Prince Albert Street, Both Sides, from 12<sup>th</sup> Avenue to 14<sup>th</sup> Avenue except the west side  
of 13<sup>th</sup> Avenue to 14<sup>th</sup> Avenue
27. Tanner Street, North Side, from Joyce Street to lane east of Joyce Street
28. Wallace Street, West Side, from 24<sup>th</sup> Avenue to King Edward Avenue
29. Welwyn Street, East Side, from 22<sup>nd</sup> Avenue to lane north of 22<sup>nd</sup> Avenue
30. Yale Street, South Side, from Kootenay Street to Boundary Road
31. Yew Street, West Side, from 36<sup>th</sup> Avenue to lane south of 36<sup>th</sup> Avenue
32. 8<sup>th</sup> Avenue, North Side, from Rupert Street to lane east of Rupert Street
33. 29<sup>th</sup> Avenue, North Side, from King Edward Avenue to Kevin Place
34. 29<sup>th</sup> Avenue, North Side, from Slokan Street to ALRT
35. 37<sup>th</sup> Avenue, Both Sides, from Clarendon Street to Chambers Street except 35 feet  
fronting Lot 53 Block 4 DL 394 Plan 2911 (5191 Slokan St)
36. 47<sup>th</sup> Avenue, Both Sides, from Lanark Street to Argyle Street except 20 feet fronting  
Lot 17 Block 1 DL 732 Plan 7541 (1590 E 47<sup>th</sup> Ave)
37. 64<sup>th</sup> Avenue, North Side, from Angus Drive to CPR Right of way

**VII. SIDEWALK RECONSTRUCTION**

38. 10<sup>TH</sup> Avenue, Both Sides, from Heather Street to Ash Street except north side from Heather Street to 200 feet east of Heather Street  
& Ash Street, West Side, from 10<sup>th</sup> Avenue to 100 feet south of 10<sup>th</sup> Avenue

As part of the redevelopment project to the Vancouver General Hospital many of the streets and sidewalks are being enhanced as a condition of development. This project is not included as part of the VGH development but it is being initiated to coincide with their street and sidewalk improvements.

**VIII. LANE LIGHTING**

39. Lane west of Wales Street from 51<sup>st</sup> Avenue to 52<sup>nd</sup> Avenue

This project is being initiated to assist a majority of owners who supported a Petition but was unsuccessful because they also lacked the required minimum 50% property value. The property value of a provincially owned property exceeded the property values of the majority of owners that signed the Petition.

By initiating the project, the majority of owners would determine the outcome and property value would not be a factor.

CITY OF VANCOUVER - LOCAL IMPROVEMENTS DETAILED SECOND STEP REPORT

Summary of Estimated Costs and Certificates to the Attached Local Improvements Estimates  
Advanced on the Initiative Principle for a Court of Revision on November 7, 2006

COURT #624	ITEM NUMBER	TYPE OF PROJECT	P.O. SHARE	CITY'S SHARE	TOTAL COST	EXISTING FUNDS	FUNDING IN ADVANCE OF THE 2007 BASIC CAPITAL BUDGET
I	1-2	Pavement & Curbs, Higher Zoned	\$ 373,841	\$ 67,137	\$ 440,978	\$ 67,137 30008865	
II	3-9	Pavement & Curbs, Local Residential	\$ 210,443	\$ 412,782	\$ 623,225	\$ 62,782 30008866	\$350,000
III	10-12	Lane Pavement, Higher Zoned	\$ 132,631	\$ 48,530	\$ 181,161	\$ 25,000 30007855 \$ 23,530 30008867	
IV	13-14	Lane Pavement, Local Residential	\$ 72,847	\$ 80,515	\$ 153,362	\$ 80,515 30008868	
V	15-18	Speed Humps	\$ 19,654	0	\$ 19,654		
VI	19-37	Pedestrian Collector Sidewalks	\$ 128,626	\$ 1,047,074	\$ 1,175,700	\$ 797,074 30008835	\$250,000
VII	38	Sidewalk Reconstruction	\$ 131,905	\$ 131,905	\$ 263,810	\$ 131,905 30008836	
VIII	39	Lane Lighting	\$ 2,534	501	\$ 3,035	\$ 501 30008919	
		<b>TOTAL</b>	<b>\$1,072,481</b>	<b>\$1,788,444</b>	<b>\$2,860,925</b>	<b>\$1,188,444</b>	<b>\$600,000</b>

The estimated costs provide for necessary incidental work. The cost of the property owners' share of the above noted projects and interest, is repayable over 15 years, except for the lane lighting which is repayable over five years.

Certified correct as to measurements

\_\_\_\_\_  
Collector of Taxes

\_\_\_\_\_  
Director of Finance

\_\_\_\_\_  
City Engineer

Certified adopted by the City Council on \_\_\_\_\_

\_\_\_\_\_  
City Clerk



Initiative Court of Revision #624  
November 7, 2006

City of Vancouver Assessable Properties  
CITY OF VANCOUVER & CITY TAX SALE PROPERTY

SCHEDULE	PROJECT	LOCATION	LOT	BLOCK	D.L.	PLAN
022	Sidewalk	Kaslo Street, East Side, from 25 <sup>th</sup> Avenue to the dead end south (ALRT)  Folio # 277-708-28-0000	0	4 & 5	THSL	16449
022	Sidewalk	Kaslo Street, East Side, from 25 <sup>th</sup> Avenue to the dead end south (ALRT)  Folio # 710-277-03-0000	1		THSL	12233
034	Sidewalk	29 <sup>th</sup> Avenue, North Side, from Slocan Street to ALRT	14	5	THSL	7272