



ADMINISTRATIVE REPORT

Report Date: April 8, 2011
Contact: Doug Manarin
Contact No.: 604.873.7118
RTS No.: 09163
VanRIMS No.: 08-2000-20
Meeting Date: May 17, 2011

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: First & Second Step Report, Local Improvements by Petition, Court of Revision June 14, 2011

RECOMMENDATION

- A. THAT petition projects listed in Appendix I be advanced as Local Improvements and be brought before a Court of Revision on June 14, 2011.
- 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. Source of funds for the total City's share of \$705,827 is:
 - i. \$491,801 from the 2009 and 2011 Basic Capital Budget Program A1a4- Roads & Pavements, Streets - Local Improvements and \$40,000 from the 2011 Basic Capital Budget Program A1a6 - Roads and Pavements, Lanes - Local Improvements
 - ii. \$174,026 from the 2011 Basic Capital Budget Program A1a6 - Roads & Pavements, Lanes - Local Improvements.

CITY MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

COUNCIL POLICY

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

PURPOSE

A Court of Revision is scheduled for June 14, 2011, at 7:30 p.m. to review a number of Petition projects that have been advanced through the Local Improvement process. There are no Initiative or Special Grounds projects proposed for this upcoming Court of Revision. Given the taxation impacts these projects have on property owners during this economic downturn, Local Improvement projects are only being undertaken where there is a clear willingness from property owners to fund these improvements.

This is the “First and Second Step” report for the Petition projects proposed for this Court of Revision. The purpose of this report is to begin the formal Local Improvement process by advancing the Petition projects to the Court of Revision (first step) and to report on the financial arrangements for the proposed projects (second step). Approval of this report does not commit Council to undertake the projects.

BACKGROUND

The Local Improvement process is an opportunity for property owners to work with the City to make improvements to streets, lanes and sidewalks. This process is managed through the Vancouver Charter and the Local Improvement Procedures Bylaw which outlines the various steps by which owners can vote on improvements in their neighbourhood and the associated sharing of costs between the owners and the City. Projects typically undertaken through the Local Improvement Process include:

- **Street and Lane Lighting:** provides new street lights for a block. Lane lighting projects use LED light fixtures that are attached to new or existing poles in the lane. These projects are typically 100% funded by property owners;
- **Street Improvements:** provides a new pavement structure, new curb and gutters, bulges with infiltrating catch basins, curb ramps and new street trees. These projects are undertaken on a cost-share basis with the property owners typically funding 60-90% of the costs;
- **Lane Improvements:** provides a new pavement structure and necessary drainage improvements. These projects are undertaken on a cost-share basis with the property owners typically funding 70-90% of the costs;
- **Sidewalk Improvements:** provides a new pedestrian sidewalk and curb ramps. These projects are undertaken on a cost-share basis with the property owners typically funding 25-35% of the costs;
- **Lane Speed Humps:** provides speed humps in a residential or commercial lane to control vehicle speeds. These projects are 100% funded by property owners.

Local Improvement projects can be advanced in three ways:

- **By Petition:** When residents would like an improvement project undertaken, they obtain a Local Improvement Petition form from the City and then gather signatures of support for the project. If a majority of the abutting property owners sign the petition (at least two thirds of the properties representing at least 50% of the property value) the project is advanced to Council for approval at a Court of Revision;
- **By Initiative:** When the City determines that there is a desire for an improvement project to be undertaken, Council approves the initiation of a project and then the City ballots the abutting property owners. As long as a majority of owners do not register objections (more than 50% of the properties representing more than 50% of the property value) the project is advanced to Council for approval at a Court of Revision;

- **On Special Grounds:** When the City determines that there is a need for an improvement project that would normally be advanced as a Local Improvement project and that, due to the benefits to the greater community, should be undertaken even if there is not sufficient support from the abutting property owners. These projects are advanced to Council for approval at a Court of Revision.

DISCUSSION

First Step

As required by the Local Improvement Procedure By-law, projects shown on the attached schedule (Appendix I) are advanced to Council by Petition for review at a Court of Revision which will be held at 7:30 p.m. on Tuesday, June 14, 2011.

Second Step

The Director of Finance reports as follows:

In accordance with the Local Improvement Procedure By-law, attached is the City Engineer's "Local Improvements Detailed Second Step Report" (Appendix II). The estimated cost of these projects is \$1,310,029. The property owners' share of the projects is \$604,202. The City's share is \$705,827. The necessary financial arrangements can be made to carry out this work.

FINANCIAL IMPLICATIONS

The total cost of the proposed Local Improvements is estimated at \$1,310,029. The City's share of costs for these projects is estimated at \$705,827 and is to be funded from the 2009 and 2011 Engineering Basic Capital Budgets as follows:

Program	Description	2009 BCB Funding	2011 BCB Funding
B2B	Street Lighting	0	0
B2B	Lane Lighting	0	0
A1a4	Pavement & Curbs, Local Residential	\$100,101	\$ 391,700
A1a6	Lane Pavement, Local Residential	0	\$ 214,026
-	Speed Hump	0	0
	TOTAL	\$100,101	\$605,726

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COURT OF REVISION - June 14, 2011

PETITION PROJECTS - COURT #633

I. STREET LIGHTING

1. Balaclava Street from 51st Avenue to 53rd Avenue

II. LANE LIGHTING

2. Lane south of 12th Avenue from Maple Street to Cypress Street

III. PAVEMENT & CURBS, RESIDENTIAL

3. Adanac Street from Penticton Street to Slocan Street
4. 37th Avenue - South side from Angus Drive to Marguerite Street

IV. LANE PAVEMENT, RESIDENTIAL

5. Lane south of Grant Street from Templeton Drive to Garden Drive
6. Lane south of 26th Avenue from Lane east of Slocan Street to Kaslo Street and Lane east of Slocan Street from 26th Avenue to 27th Avenue
7. Lane south of 28th Avenue from Lane east of Skeena Street to 2nd Lane east of Skeena and 2nd Lane east of Skeena Street from 28th Avenue to 29th Avenue
8. Lane south of 36th Avenue from Maple Street to Cypress Street
9. Lane south of 42nd Avenue from Gladstone Street to dead end east and Lane east of Gladstone Street from 42nd Avenue to Lane south of 42nd Avenue

V. SPEED HUMPS

10. Lane south of McNicoll Avenue from Maple Street to Cypress Street

CITY OF VANCOUVER - LOCAL IMPROVEMENTS DETAILED SECOND STEP REPORT
Summary of Estimated Costs and Certificates to the Attached Local Improvements Estimates
Advanced on the Petition Principle for a Court of Revision on June 14, 2011

Court#633

CATEGORY	ITEM NUMBER	TYPE OF PROJECT	P.O. SHARE	CITY'S SHARE	TOTAL SHARE	SOURCE OF FUNDS
I	1	Street Lighting	\$ 6,073	\$ 0	\$ 6,073	Program B2B (CEL - 00010)
II	2	Lane Lighting	\$ 6,888	\$ 0	\$ 6,888	Program B2B (CEL - 00010)
III	3 - 4	Pavement & Curbs, Residential	\$ 237,468	\$ 531,801	\$ 769,269	\$100,101 Program A1a4 (CER - 00067) \$391,700 Program A1a4 (CER - 00128) \$40,000 Program A1a6 (CER - 00130)
III	5 - 9	Lane Pavement, Residential	\$ 346,892	\$ 174,026	\$ 520,918	\$174,026 Program A1a6 (CER - 00130)
IV	10	Speed Hump	\$ 6,881	\$ 0	\$ 6,881	-
		TOTAL	\$ 604,202	\$ 705,827	\$1,310,029	

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 lane lighting which is repayable over 5 years.

Certified correct as to measurements

Collector of Taxes

Director of Finance

City Engineer

Certified adopted by the City Council on _____

City Clerk