



ADMINISTRATIVE REPORT

Report Date: April 8, 2015
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Meeting Date: April 28, 2015

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: First and Second Step Report, Local Improvements by Petition, Court of Revision June 2, 2015 - one lane paving project

RECOMMENDATION

- A. THAT the petition project for Lane Paving listed in Appendix I be advanced as a Local Improvement and be brought before a Court of Revision on June 2, 2015.
- B. THAT the reports of the City Engineer and the Director of Finance be adopted together with details of the Second Step Report as summarized in Appendix II.
- C. THAT Council approve a Capital Project Budget in the amount of \$161,000 with the source of funds for the total City share of \$48,348 from the approved 2015 Capital Project Budget for Local Roads Rehabilitation and \$112,652 from the property owners.
- D. THAT, subject to approval of Recommendation C, Council approve an Annual Capital Expenditure Budget in the amount of \$161,000.

REPORT SUMMARY

A Court of Revision is scheduled for June 2, 2015 to review a lane paving project that has been advanced through the Local Improvement petition process. The purpose of this report is to begin the formal Local Improvement process by advancing this project to the Court of Revision (first step) and to report on the financial arrangements for the proposed project (second step). Approval of this report does not commit Council to undertake the project.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Policies governing the Local Improvement process are set out in the Vancouver Charter and the Local Improvement Procedure By-law #3614.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

In this report only one project is being advanced. This project is for centre-strip lane paving with costs being shared between the property owners and the City. However, as an introduction to the Local Improvement process, we offer the following 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 By-law #3614 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 Projects: provide new lights for City streets or lanes. Street light standard projects are typically 85%-100% funded by the property owners, whereas lane lighting projects are 100% funded by the property owners. Lane lighting projects use LED light fixtures that are attached to new or existing poles in the lane.
- Street Improvement Projects: provide for a combination of the following; new pavements, 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% of the costs for residential streets and 90% of the costs for higher-zoned streets;
- Lane Improvement Projects: provide new pavement structure and necessary drainage improvements. These projects are undertaken on a cost-share basis with the property owners typically funding 70% of the costs for residential lanes and 90% of the costs for higher-zoned lanes;
- Sidewalk Improvement Projects: provide new pedestrian sidewalks 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 Hump Projects: provide 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.

Strategic Analysis

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 6:00 p.m. on Tuesday, June 2, 2015.

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 total estimated cost of this project is \$161,000. The property owners' share of the project is \$112,652. The City's share is \$48,348.

Implications/Related Issues/Risk (if applicable)

Financial

The total cost of the proposed Local Improvements is estimated at \$161,000. The City's share of the cost of this project is estimated at \$48,348 and is to be funded from 2015 Capital Project Budget for Local Roads Rehabilitation, and \$112,652 from the property owners.

CONCLUSION

Approval of this report will allow the lane paving petition project to be advanced to a Court of Revision on June 2, 2015. At least 2/3 of the affected property owners have signed the petition in favour of the project.

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COURT OF REVISION - June 2, 2015

PETITION PROJECT - COURT #635

I. LANE PAVING

1. Lane east of Cypress Street from 54th Avenue to the lane north of 57th Avenue

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 2, 2015

Court#635

CATEGORY	ITEM NUMBER	TYPE OF PROJECT	P.O. SHARE	CITY'S SHARE	TOTAL SHARE	SOURCE OF FUNDS
I	1	Lane Paving	\$ 112,652	\$ 48,348	\$ 161,000	CER-00185
		TOTAL	\$ 112,652	\$ 48,348	\$ 161,000	-

The estimated costs provide for necessary incidental work. The cost of the property owners' share of the above noted project and interest is repayable over 15 years.

Certified correct as to measurements

Collector of Taxes

Director of Finance

City Engineer

Certified adopted by the City Council on _____

_____ City Clerk