



ADMINISTRATIVE REPORT

Report Date: April 4, 2017
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Meeting Date: May 16, 2017

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: First and Second Step Report, Local Improvements by Petition, Court of Revision June 22, 2017

RECOMMENDATION

- A. THAT the five petition projects, four lane paving and one laneway lighting, listed in Appendix I be advanced as Local Improvements and be brought before a Court of Revision on June 22, 2017.
- B. THAT the funding strategy detailed in Appendix II, "The Local Improvements Detailed Second Step Report" be adopted. The four lane paving projects are funded by the property owners and the City. The lane lighting project is 100% funded by the property owners.

REPORT SUMMARY

A Court of Revision is scheduled for June 22, 2017 to review four lane paving projects and one laneway lighting project that have been advanced through the Local Improvement petition process. The purpose of this report is to begin the formal Local Improvement process by advancing these projects to the Court of Revision (first step) and to report on the financial strategy for these proposed projects (second step). Approval of this report does not commit Council to undertake these projects.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Policies governing the Local Improvement process are set out in Part XXIV of the Vancouver Charter and in 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, five petition projects are being advanced to a Court of Revision; four lane paving projects and one laneway lighting project. At least two-thirds of the affected and benefiting property owners on each of these projects have demonstrated their support by signing a petition requesting that the City proceed with these projects. The funding of the lane paving projects would be shared by property owners and the city as detailed in Appendix II of this report. The lane lighting project would be 100% funded by the adjacent benefiting property owners. The funding from the adjacent and benefiting property owners for the lane paving projects would be from 64% to 70%. The range of funding is based on specific site conditions.

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. Lighting projects use LED light fixtures that are attached to new or existing poles.
- 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%-90% of the costs;
- 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%-90% of the costs;
- 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.
- Traffic circles: installed at residential street intersections to calm traffic. 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.

First Step (identification of projects)

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 Thursday, June 22, 2017.

Second Step (identification of funding strategy)

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 these projects is \$428,606. The property owners' share of the projects is \$294,618. The City's share is \$133,988.

The City share is to be funded from the 2015-2018 Capital Plan (Local Roads Rehabilitation Program CER-00185) and will be managed within the approved capital expenditure budget.

Implications/Related Issues/Risk (if applicable)

Financial

As per Section 515 of the Vancouver Charter, if the property owners' share of the actual costs exceed the estimated amount by more than ten percent, the excess amount shall be borne by the City.

CONCLUSION

Approval of this report will allow the four lane paving and one lane lighting petition projects to be advanced to a Court of Revision on June 22, 2017. At least 2/3 of the affected and benefitting property owners have signed the respective petitions in favour of the projects.

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COURT OF REVISION - June 22, 2017

PETITION PROJECTS - COURT #637

I. LANE PAVING

1. Lane east of Granville Street from the lane south of Nanton Avenue to Devonshire Crescent and the lane south of Nanton Avenue from the lane east of Granville Street to Cartier Street.
2. Lane south of Napier Street from Cassiar Street to Skeena Street.
3. Lane south of 12th Avenue from Camosun Street to Crown Street.
4. Lane south of 17th Avenue from Quebec Street to the lane west of Main Street.

II. LANE LIGHTING

5. Lane east of Todd Street from Vanness Avenue to Euclid 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 22, 2017

Court#637

CATEGORY	ITEM NUMBER	TYPE OF PROJECT	P.O. SHARE	CITY'S SHARE	TOTAL	SOURCE OF FUNDS FOR CITY SHARE
I	1	Lane Paving	\$ 72,719	\$ 41,390	\$ 114,109	- (CER-00185)
I	2		\$ 66,139	\$ 28,412	\$ 94,551	- (CER-00185)
I	3		\$ 109,520	\$ 46,939	\$ 156,459	- (CER-00185)
I	4		\$ 40,240	\$ 17,247	\$ 57,487	- (CER-00185)
		Lane Paving Totals	\$288,618	\$133,988	\$422,606	-
II	5	Lane Lighting	\$ 6,000	\$ 0	\$ 6,000	- N/A
		Lane Lighting Totals	\$ 6,000	\$ 0	\$ 6,000	-
		TOTAL	\$294,618	\$ 133,988	\$428,606	Local Roads Rehabilitation Program (CER-00185)

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 for lane paving type projects and over 5 years for lane lighting type projects.

Certified correct as to measurements

Collector of Taxes

Director of Finance

City Engineer

Certified adopted by the City Council on _____

City Clerk