



## ADMINISTRATIVE REPORT

Report Date: March 18, 2019  
Contact: Eric Mital  
Contact No.: 604.873.7893  
RTS No.: 13067  
VanRIMS No.: 08-2000-20  
Meeting Date: April 23, 2019

TO: Vancouver City Council  
FROM: General Manager of Engineering Services  
SUBJECT: Local Improvements - Project List for Consideration - Court of Revision 640

### **RECOMMENDATION**

- A. THAT the five petition projects, listed in Appendix I, be advanced as Local Improvements and be brought before a Court of Revision on June 11, 2019.
- B. THAT the funding strategy for the aforementioned projects be adopted as detailed in the "Local Improvements Funding Strategy Report" Appendix II. The five projects are to be funded by the property owners and the City.

### **REPORT SUMMARY**

Court of Revision #640 is scheduled for June 11, 2019 to present Local Improvements projects that have advanced through the petition process which were driven by property owners.

The purpose of this report is to request Council consideration for five local improvement projects at the Court of Revision and to report on the funding strategy for these proposed projects.

Approval of this report does not commit Council to undertake these projects. Final Council approval to proceed with construction would occur immediately after the Court of Revision #640 through a separate Council report titled "Local Improvement – Approval of Project List for Construction".

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

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

## **CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

The General Manager of Engineering Services recommends advancing the project list to the Court of Revision #640.

## **REPORT**

### **Background/Context**

Property owners may request improvements in their local area through the Local Improvements Program. Projects are initiated through a petition process and the costs are shared between the City and the benefiting property owners. The program facilitates advancement of lower-priority, locally-serving projects where there is resident support. Typical Local Improvement projects include lane paving or lighting, or the construction of traffic calming features such as traffic circles or lane speed humps.

In this report five local improvement projects are being advanced by property owner driven petition to Court of Revision #640. On each of these projects at least 2/3 of the affected and benefiting property owners, representing at least 50% of the assessed property values, have demonstrated their support by signing a petition requesting that the City proceed with these projects. The funding of these projects would be shared by the property owners and City, in accordance with the Vancouver Charter and Local Improvement Procedures By-law, and as detailed in Appendix II of this report.

- Four projects are for lane paving which will provide new pavement structure and necessary drainage improvements. Projects are undertaken on a cost-share basis where the City contributes a minimum of 10% to 30% of project costs (depending on the adjacent zoning).
- One project is for lane lighting, which will install new LED light fixtures to the existing utility poles in the lane. Lane lighting projects are funded by the property owners and the City pays for exemptions in assessment. In this case exemptions equate to approximately 17% of the costs.

Courts of Revision for Local Improvements are typically held up to twice per year. A second Court of Revision is tentatively scheduled for October 2019 and staff will seek Council's approval to proceed should additional successful petitions be brought forward prior to October.

### ***Strategic Analysis***

Per Procedure Bylaw #3614:

- Projects in Appendix I are advanced to Council by petition for review at a Court of Revision which will be held at 5:00 p.m. on Tuesday June 11, 2019,
- Refer to Appendix II for Director of Finance and City Engineer's "Local Improvements Funding Strategy Report".

### ***Implications/Related Issues/Risk***

#### ***Financial***

The total estimated cost of these projects is \$709,500. The property owners' share of the projects is \$484,265. The City's share of \$225,235 is included in the 2019-2022 Capital Plan Local Roads Rehabilitation Program. Expenditures will be requested annually through the budget process and therefore are subject to the approval of the annual capital budget.

As per standard construction planning practice a cost contingency has been factored into the construction costs estimated for these projects.

Local Improvements procedures further protect the benefitting property owners, as per Section 515 of the Vancouver Charter. The Charter states that if the property owners' share of the actual costs exceeds the estimated amount by more than 10%, the excess amount shall be paid by the City.

### ***CONCLUSION***

Approval of this report will allow five local improvement petition projects to be brought before the Court of Revision #640 on June 11, 2019. At least 2/3 of the affected and benefitting property owners, representing at least 50% of the properties assessed values, have signed the respective petitions in favour of the projects.

The General Manager of Engineering Services recommends approval of this report.

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**CITY OF VANCOUVER – LOCAL IMPROVEMENTS PROJECT LIST**

List of Project Locations by Project Type

Advanced by Petition for Court of Revision 640 on June 11, 2019

**I. LANE PAVING**

1. Lane south of West 36<sup>th</sup> Avenue from Highbury Street to Dunbar Street.
2. Lane south of East 57<sup>th</sup> Avenue from Windsor Street to Ross Street.
3. Lane east of Prince Albert Street from East 28<sup>th</sup> Avenue to East 30<sup>th</sup> Avenue.
4. Lane south of West 8<sup>th</sup> Avenue from Balsam Street to Vine Street.

**II. LANE LIGHTING**

5. Lanes inside Dumfries Street to Fleming Street; and south of property at 4444 Dumfries Street (LT C BLK 5 PL VAP12062 DL 352) to East 31<sup>st</sup> Avenue.

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**CITY OF VANCOUVER – LOCAL IMPROVEMENTS FUNDING STRATEGY REPORT**  
Summary of Estimated Costs and Certificates to the Local Improvements Project List  
Advanced by Petition for Court of Revision 640 on June 11, 2019

**Court #640**

CATEGORY	ITEM NUMBER	TYPE OF PROJECT	CITY'S SHARE	P.O. SHARE	TOTAL SHARE	SOURCE OF FUNDS FOR CITY SHARE
I	1	Lane Paving	\$ 59,255	\$ 90,745	\$ 150,000	-
I	2	Lane Paving	\$ 46,800	\$ 109,200	\$ 156,000	-
I	3	Lane Paving	\$ 84,650	\$ 142,850	\$ 227,500	
I	4	Lane Paving	\$ 31,200	\$ 124,800	\$ 156,000	
		<b>Street Works Totals</b>	<b>\$ 221,905</b>	<b>\$ 467,595</b>	<b>\$ 689,500</b>	
						-
II	5	Lane Lighting	\$ 3,330	\$ 16,670	\$ 20,000	-
		<b>Street Lighting Totals</b>	<b>\$ 3,330</b>	<b>\$ 16,670</b>	<b>\$ 20,000</b>	
		<b>TOTAL</b>	<b>\$ 225,235</b>	<b>\$ 484,265</b>	<b>\$ 709,500</b>	<b>Local Roads Rehabilitation Program</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 for street works type projects and 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 \_\_\_\_\_

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

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