



REPORT

Report Date: July 23, 2020
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VanRIMS No.: 08-2000-20
Meeting Date: September 15, 2020
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Local Improvement - Project List for Consideration - Court of Revision 641

RECOMMENDATION

- A. THAT the seven petition projects, listed in Appendix I, be advanced as Local Improvements and be brought before a Court of Revision on November 5, 2020.
- B. THAT the funding strategy for the aforementioned projects be adopted as detailed in the "Local Improvements Funding Strategy Report" Appendix II. The seven projects are to be funded by the property owners and the City.

REPORT SUMMARY

Court of Revision #641 is scheduled for November 5, 2020 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 seven 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 #641 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 #641.

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 seven local improvement projects are being advanced by property owner driven petition to Court of Revision #641. 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.

- Five 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 speed humps, which will install parabolic (in cross-section) speed humps in a paved lane. Lane speed hump projects are funded 100% by the property owners.
- 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 20% of the costs.

Courts of Revision for Local Improvements are typically held up to twice per year. The next Court of Revision is tentatively scheduled for June 2021 and staff will seek Council's approval to proceed should additional successful petitions be brought forward prior to June.

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 November 5, 2020,
- 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 \$1,006,000. The property owners' share of the projects is \$680,000. The City's share of \$326,000 will be 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 benefited 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 seven local improvement petition projects to be brought before the Court of Revision #641 on November 5, 2020. 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 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 641 on November 5, 2020

I. LANE PAVING

1. Lane south of Point Grey Road from Highbury Street to Alma Street.
2. Lane south of West 11th Avenue from Sasamat Street to Trimble Street.
3. Lane east of Haig Street from West 64th Avenue to West 67th Avenue.
4. Lane east of Angus Drive from West 52nd Avenue to West 54th Avenue.
5. Lane south of Parker Street from Kelowna Street to Nootka Street.

II. LANE SPEED HUMPS

6. Lane east of St. Catherines Street from East 35th Avenue to East 37th Avenue.

III. LANE LIGHTING

7. Lane east of Kaslo Street from East 27th Avenue to East 29th 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 641 on November 5, 2020

Court #641

CATEGORY	ITEM NUMBER	TYPE OF PROJECT	CITY'S SHARE	P.O. SHARE	TOTAL SHARE	SOURCE OF FUNDS FOR CITY SHARE
I	1	Lane Paving	\$ 42,000	\$ 98,000	\$ 140,000	
I	2	Lane Paving	\$ 69,000	\$ 161,000	\$ 230,000	
I	3	Lane Paving	\$ 92,000	\$ 178,000	\$ 270,000	
I	4	Lane Paving	\$ 87,000	\$ 203,000	\$ 290,000	
I	5	Lane Paving	\$ 34,000	\$ 26,000	\$ 60,000	
II	6	Lane Speed Humps	\$ 0	\$ 8,000	\$ 8,000	
		Street Works Totals	\$ 324,000	\$ 674,000	\$ 998,000	
III	7	Lane Lighting	\$ 2,000	\$ 6,000	\$ 8,000	
		Street Lighting Totals	\$ 2,000	\$ 6,000	\$ 8,000	
		TOTAL	\$ 326,000	\$ 680,000	\$1,006,000	Local Roads Rehabilitation Program

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 _____

City Clerk

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