



COUNCIL REPORT

Report Date: January 26, 2026
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RTS No.: 18461
VanRIMS No.: 08-2000-20
Meeting Date: February 24, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Local Improvement by Initiative - Dunbar Beach Access for Consideration - Court of Revision 643

Recommendations

- A. THAT the project listed in Appendix A be advanced as Local Improvements by Initiative and brought before a Court of Revision on April 21, 2026.
- B. THAT the reports of the City Engineer and Director of Finance be adopted together with details of the Funding Strategy Report as summarized in Appendix B.
- C. THAT Council declare it is desirable that the project set out in Appendix A be undertaken and deem that it will specially benefit the real property identified in Appendix C, Figure 2.

Purpose and Executive Summary

The purpose of this report is to request Council consideration for a Local Improvement project at a Court of Revision. Approval of this report enables staff to present to Council at Court of Revision 643, scheduled for April 21, 2026. Upon this report's approval staff will notify property owners of the Court of Revision, asking for owners to express opposition or support of the project. For any properties from which the City does not receive a response, support will be assumed.

This project is being proposed by the City through the Local Improvement Initiative process. Approval of this report does not commit the City to undertake this project. Final Council approval to proceed with construction would occur immediately after Court of Revision 643 through a separate report titled "Approval of Initiative Project 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 Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Engineering Services is considering repairs of the beach access point, including the staircase and adjacent slopes, located between Dunbar Street and Cameron Avenue (see Appendix C).

Engineering Services is proposing to fund this work through the Local Improvement Program (LIP). This LIP project will be a City Initiative that enables locally serving improvements to be undertaken within a specific neighbourhood, with costs shared between the benefitting property owners.

The beach access at Dunbar Street and Cameron Avenue (referred to as “The Beach Access” in this report), provides public pedestrian access down a steep coastal slope to the beach. The Beach Access consists of a staircase built into the slope. Please refer to Figure 1 in Appendix C for a map of the area.

Following heavy rainstorms in late 2021, the staircase and adjacent slopes showed signs of localized damage. As a result, the City closed The Beach Access in December 2021. Two alternative beach access points are available within approximately 500 metres of this location at Jean Beaty Park and Jericho Beach Park. Since the closure of The Beach Access, some residents have expressed the importance of its reopening.

To safely reopen The Beach Access, substantial rehabilitation of the slopes and staircase is required. The proposed work includes:

- Engineered re-grading and stabilization of the slopes adjacent to the staircase;
- Placement of riprap at lower portions of the slopes; and
- Repairs to the concrete staircase and foundation.

This work is estimated to cost \$550,000, with the majority of the costs related to the slope stability work. If the project proceeds, the City will contribute \$50,000 with the remaining \$500,000 to be shared among benefitting property owners through the LIP. Staff estimate that there are 133 benefitting properties (refer to Figure 2 in Appendix C). Benefitting properties have been determined to be properties within a five-minute walking distance to The Beach Access point. Properties that are within five-minute walking distance (or shorter) to Jean Beaty Park and Jericho Beach Park beach access points are excluded from the 133 benefitting properties estimate.

For clarity, the noted instability of the slope does not risk or impact private property and only requires stabilization to ensure the safety of the staircase.

If the proposed project does not proceed through LIP, the City intends to permanently close the Beach Access by removing the staircase and its associated risk to the public.

Approval of this report enables staff to send notices to property owners of the City's intention to undertake the project. This notice will give details of the project, the Court of Revision, and the estimated costs for the property owners. Within the notice will also be a Notice of Objection, with instructions for property owners on how to oppose this project. Upon mailing of the notice property owners will have one month to submit their written Notice of Objection to the project.

Discussion

Implications Analysis

This project is being proposed by the City through the Local Improvement Initiative process. The *Vancouver Charter* Chapter 55 and Local Improvement Procedure Bylaw #3614 state:

Projects initiated by the City

- The City may carry out projects through the Local Improvement Initiative process pursuant to the provisions of the *Charter* and Bylaw. If no more than half of property owners object to the initiative project, Council may proceed to approve and undertake the project.

Notices of objections

- A sufficient number of notices of objection to a project shall be deemed to be filed if more than half of the benefiting property owners, representing more than half of the real-property assessed value, have given written notice to the City that they object to the project.
- The collector of taxes will ascertain whether such notices of objection are sufficiently or insufficiently signed, and will certify and report to the appropriate officer, the City Manager and Council, and the director of finance.

On special grounds

- If more than half of property owners object to the project, Council may still proceed to approve and undertake the project on special grounds, in accordance with the provisions of the *Vancouver Charter*.

Should a majority of property owners object to a City Initiative project, the project is normally considered defeated. Staff would then recommend to Council that the project be defeated and not proceed, unless Council deems otherwise. Council has the authority to proceed on special grounds as specified in the *Vancouver Charter*.

Environmental/Climate Implications

Construction and repair of the beach access will be considerate of environmental regulations

and permitting requirements due to work along the marine coastline.

Financial Implications

The total estimated cost of these projects is \$550,000 as listed in Appendix B. Individual property owners' share of these costs will be apportioned based on property frontage length and shape. If the project proceeds, the City will contribute \$50,000 with the remaining \$500,000 to be shared among benefitting property owners through the LIP. Owners will receive notification to pay their share of costs after construction is complete. Property owners can choose to pay the amount as a lump sum or have annual installments added to their property taxes for a period of 15-years. Annual installments include 6% interest.

Local Improvements procedures 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.

The Director of Finance reports

In accordance with the Local Improvement Procedure By-law, staff are submitting the attached City Engineers' Report. The estimated cost of this project is \$550,000. The property owners' share of the project is \$500,000. The City's share is \$50,000. Staff confirm that the necessary financial arrangements can be made to carry out this work from existing 2026 or 2027 Engineering Department Capital funds.

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APPENDIX A
CITY OF VANCOUVER – LOCAL IMPROVEMENTS PROJECT LIST
List of Project Locations by Project Type
City Initiative for Court of Revision 643 on April 21, 2026

I. SPECIAL PROJECT

1. Beach access stairs at Dunbar St and Cameron Avenue

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APPENDIX B
CITY OF VANCOUVER – LOCAL IMPROVEMENTS FUNDING STRATEGY REPORT
Summary of Estimated Costs to the Local Improvements Project List
Advanced by Initiative for Court of Revision 643 on April 21, 2026

Court # 643

ITEM NUMBER	TYPE OF PROJECT	CITY'S SHARE	PROPERTY OWNER ESTIMATED COSTS	TOTAL COSTS	SOURCE OF FUNDS FOR CITY SHARE
I. 1.	Special Project	\$50,000	\$ 500,000	\$550,000	Engineering Capital Funds

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 this special project.

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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APPENDIX C
CITY OF VANCOUVER – MAPS OF IMPROVEMENT AND BENEFITING OWNERS
City Initiative for Court of Revision 642 on June 26, 2025



Figure 1: Location of The Beach Access and two alternative beach access points

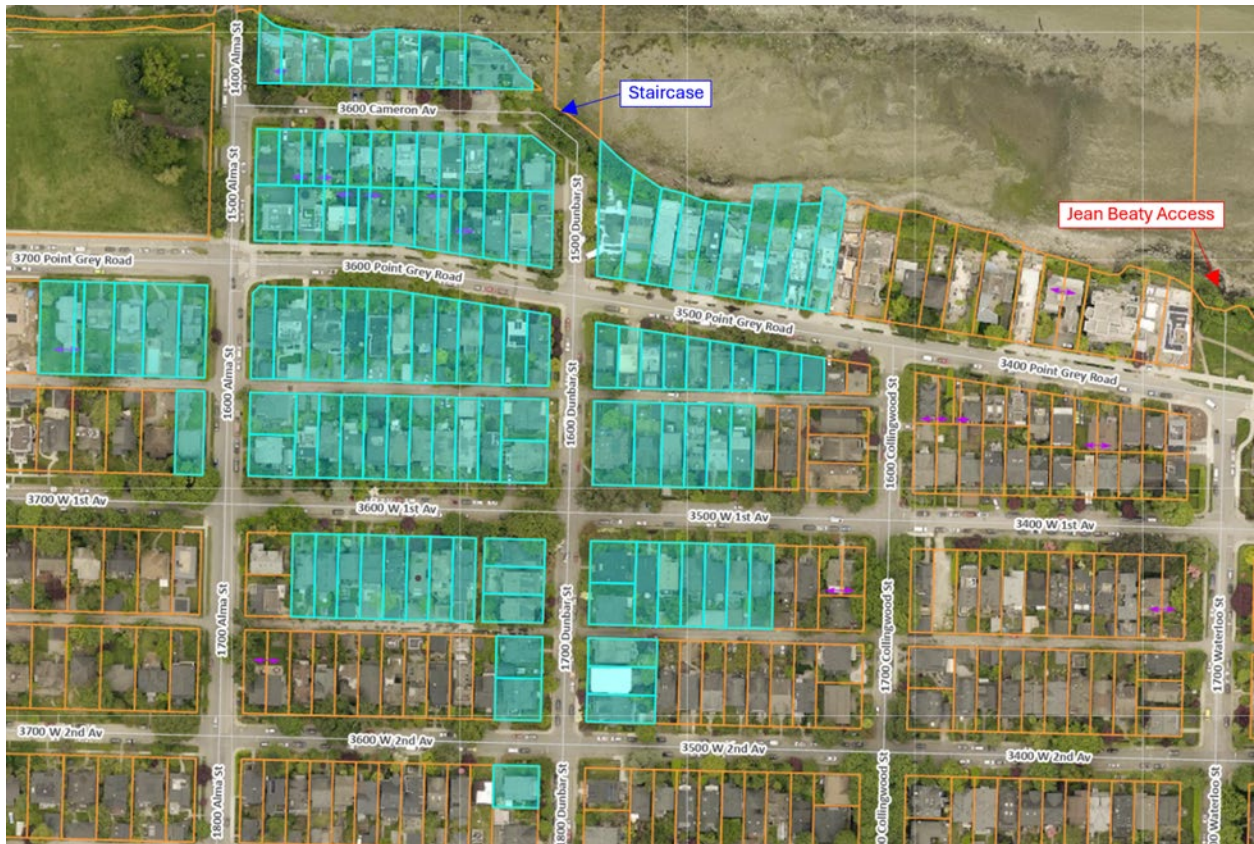


Figure 2: Benefiting Properties (highlighted in blue). Some properties include strata complexes with multiple units which is not shown in this map.

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APPENDIX D
CITY OF VANCOUVER – PHOTOS OF THE CONDITION OF THE STAIRS
City Initiative for Court of Revision 642 on June 26, 2025



Figure 3: Overview of beach access.



Figure 4: The Beach Access stairs.



Figure 5: The Beach Access south slope.

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