
CITY OF KELOWNA

MEMORANDUM

Date: August 7, 2007
File No.: 5320-20 Elm Street
To: City Manager
From: Transportation Manager
Subject: Elm Street Local Service Area (File 657)

RECOMMENDATION:

THAT Council approve the local area service improvements for both sides of Elm Street East from Elm Street to Braemar Street;

AND THAT Elm Street East Local Area Service Establishment Bylaw No. 9847 (File 657) be advanced for reading consideration by Council;

AND FURTHER THAT Loan Authorization Bylaw No. 9848, Local Service Area Elm Street East be advanced for reading consideration by Council.

BACKGROUND:

The owners of the 11 lots fronting onto Elm Street East submitted an owner initiated petition for local area service improvements for their frontage that includes road drainage, road widening, concrete curb & gutter and landscape of the boulevard. The valid Certificate of Sufficiency was presented to Council on January 29, 2007. This will reduce ongoing maintenance problems of dust control and grading of the gravel road shoulder and will tie 2 existing urbanized road sections together.

The improvements would include road drainage, road widening, concrete curb & gutter and landscape of the boulevard.

INTERNAL CIRCULATION TO:

Roadways Technician
Roadways Engineer
City Clerk
Revenue Supervisor

FINANCIAL/BUDGETARY CONSIDERATIONS: The estimated costs of the improvements is \$66,840, the recoverable cost from the owners is \$26,840, while the additional \$30,000 from the Local Improvement account will be utilized to cover the shortfall in funding. The Road Resurfacing Program will also contribute \$10,000 for an asphalt overlay for this project. In order to connect a missing link of sidewalk, the Sidewalk Network Program will also provide \$9,000 for a sidewalk on the south side to the cul-de-sac.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS: Local Area Service petitions can be initiated in 2 ways. The owners fronting the improvement can initiate the process by petitioning the City for the improvements. For the petition to be valid more than 50% of the owners having at least 50% of the overall land value must be in favour of the improvements.

The City can also initiate a Local Area Service area for a certain area, here the owners must petition against the improvements with more than 50% opposition to quash the improvements.

LEGAL/STATUTORY AUTHORITY: The criteria for a Local Area Service are outlined in Section 210 to Section 214 of the Community Charter.

Considerations not applicable to this report:

EXISTING POLICY: N/A

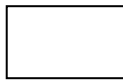
PERSONNEL IMPLICATIONS: N/A

TECHNICAL REQUIREMENTS: N/A

EXTERNAL AGENCY/PUBLIC COMMENTS: N/A

ALTERNATE RECOMMENDATION: N/A

We recommend these local area service improvements be constructed.



Ron Westlake,
Transportation Manager

Approved for inclusion:
John Vos
Director of Works & Utilities