

Memo



Date: July 20, 2011
File: 1340-50
To: City Manager
From: Planner Specialist-Urban Design
Subject: Lawrence Avenue Local Area Service

Recommendation:

THAT Council receives for information, the Report from the Planner Specialist-Urban Design dated July 20, 2011 regarding possible streetscape improvements for Lawrence Avenue;

AND THAT Council authorizes staff to include the properties identified in Map A attached to the Report from the Planner Specialist-Urban Design dated July 20, 2011 in any future Local Area Service Bylaw.

Purpose:

To secure Council support to consult the potential benefitting property owners of the proposed Lawrence Avenue Local Area Service Bylaw; and to secure Council's agreement in principle to pay streetscape costs associated with government-owned properties.

Background:

The City will be upgrading the underground utilities along Lawrence Avenue from Richter Street to Gordon Drive in 2013. The scope of this work will include replacement of water and sanitary infrastructure. The cost of the work will be funded from utility revenues.

Some property owners along these blocks have expressed an interest in beautification of the street (Attachment 2). These could be undertaken in conjunction with the utility upgrades.

Local Area Service Bylaw:

In the event that streetscape works were to be undertaken, the benefitting property owners would be asked to contribute 100% of the costs associated with the streetscape enhancements. The streetscape portion of the project would be carried out as a Local Area Service Bylaw. Under a Local Area Service Bylaw, the costs of a project are apportioned to each benefitting property on the basis of per lineal metre of street frontage.

The Subject Area for this project has 2 properties owned by the City of Kelowna, and one property owned by the Federal Government (see Attachment 3). The total amount of frontage is:

City of Kelowna:

1633 Richter Street	85.2 m
880-888 Lawrence Avenue	41.2 m
Sub-total	126.4 m

Federal Government:

720 Lawrence Avenue	121.9 m
Total	248.3 m

Earlier discussions with the community suggest that residents assumed a total average cost up to \$7,000.00 per property. For a typical lot frontage length of 15 meters, this would translate into \$467/linear meter. The implications of this level of streetscape improvement for the government owned would be about \$115,956.00. The Federal Government is not obligated to contribute to the streetscape improvements; however, they will be contacted during the discussion with property owners regarding their willingness to participate. The final budget for streetscape improvements would emerge through discussions with the residents. Staff would report back on the level of contribution property owners are prepared to make, based on the amenity options available.

Staff is seeking direction from Council to fund any streetscape costs associated with the government-owned properties from taxation revenues. The remainder of the streetscape costs would be paid by the benefiting property owners.

Next Steps:

Pending Council's endorsement of staff's recommendation, the next phase of the project would be for staff to complete conceptual design options followed by consultation with the property owners. Through their earlier petition, residents have requested streetscape improvement options and the associated costs to the property owners for curb, gutter and piped storm drainage; paved shoulders; new sidewalks; boulevard upgrades; curb bulbs; pedestrian lighting, etc. Residents could chose among reasonable packages ranging from do nothing to a complete street overhaul.

A meeting with the property owners is anticipated to take place during the summer in cooperation with the Kelowna South-Central Association of Neighbourhoods (KSAN). Based on discussion with the property owners and the identification of a preferred scheme, staff would then prepare a report setting out the terms of a Local Area Service Bylaw for Council consideration in September, 2011. The amount of funding to be provided by the City for government-owned properties would be confirmed at that time.

Internal Circulation:

Office of the City Clerk

Legal/Statutory Authority:

- Community Charter* - Section 210 - Authority for Local Service Areas
- Section 211 - Requirements for establishing a Local Area Service
- Section 213 - Local Area Service on Council initiative

Existing Policy:

A 100% owner contribution is consistent with the funding formula used for other infrastructure projects in residential neighbourhoods where grant money has not been available.

Financial/Budgetary Considerations:

If the project were to go forward as a Local Area Service Bylaw, staff would seek direction from Council to fund the streetscape construction for the properties in Map B from taxation reserves.

Alternate Recommendation:

Assuming that (a) residents enter into a Local Service Area Bylaw agreement, and (b) that the City does not elect to pay improvement costs associated with government-owned properties, there are two choices.

1. Make no improvements along government-owned property frontages leaving a discontinuity in the streetscape.
2. Charge additional frontage costs to non-government property owners to offset the costs of government-owned property frontage improvements.

Property owners will expect clarity from the City regarding the degree of its financial support for this project should the residents elect to proceed.

Considerations not applicable to this report:

- Personnel Implications:
- External Agency/Public Comments:
- Community & Media Relations Comments:
- Legal/Statutory Procedural Requirements:

Submitted by:

P. McCormick, Planner Specialist-Urban Design

Approved for inclusion:

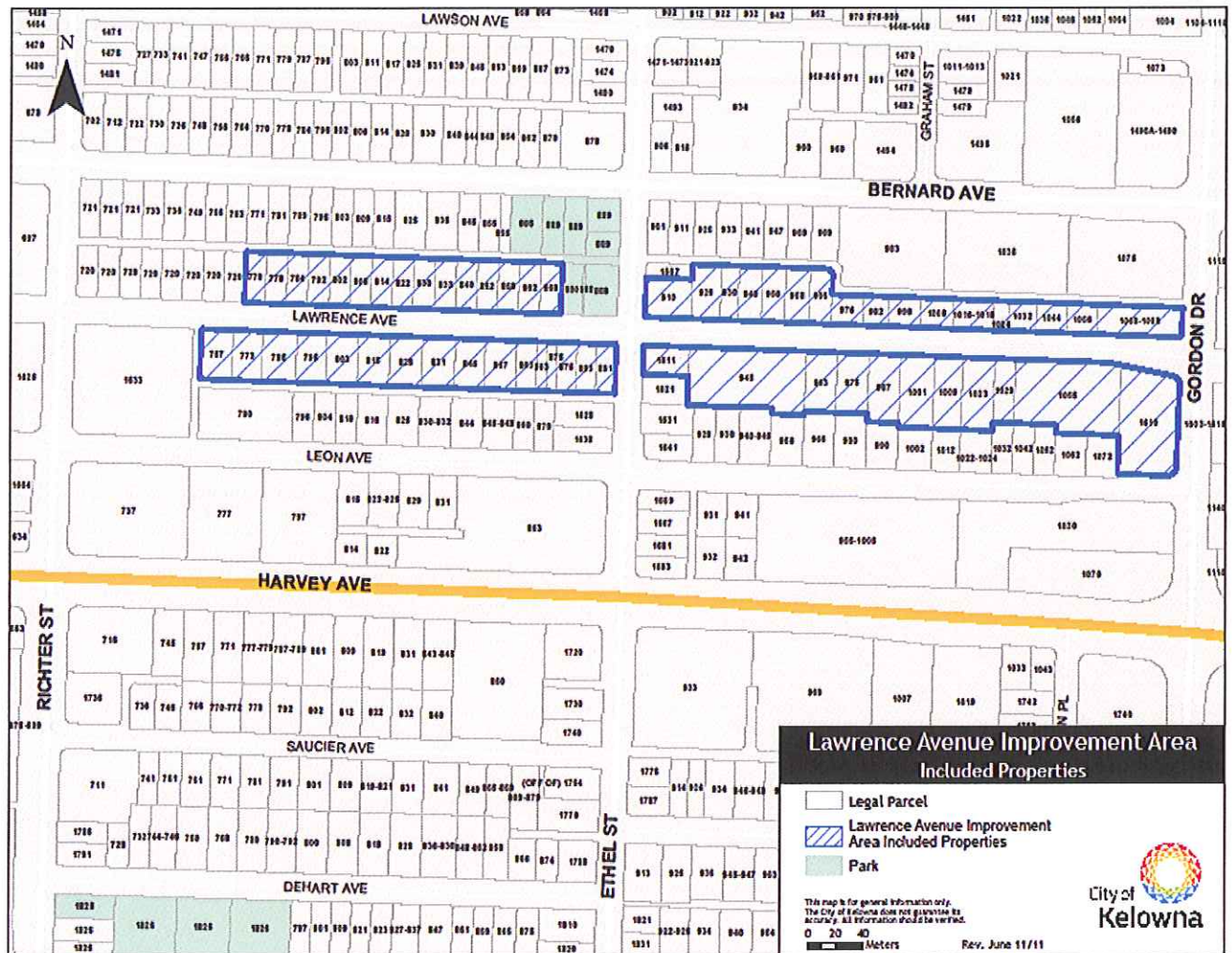
R. Cleveland, Director, Infrastructure Planning

Attachments:

- 1: Map of Project Area
- 2: Correspondence from Community Association
- 3: Government-owned Properties

- cc:
- General Manager, Community Sustainability
 - Director, Regional Services
 - Director, Design & Construction Services
 - Director, Civic Operations
 - Director, Corporate Services
 - Director, Financial Services
 - Director, Community & Media Relations

Attachment 1: Map A



Attachment 2: Correspondence form Community Association

April 28, 2009

Kevin Wahl,
Project Technologist, Design & Construction Services
City Park Pavilion
1610 Abbot Street
Kelowna, BC

Dear Mr. Wahl;

Re: Utility Upgrade Project - Lawrence Ave, Richter St. to Ethel St.

The residents of Lawrence Avenue wish to thank the City of Kelowna for undertaking the Utility Upgrade Project. Our quality of life would be greatly affected without these services. We would also like to address the opportunity of curbing upgrades to the street. Our understanding is that widening of the road and installation of the curbing would have to be instigated by a Local Area Service Petition.

Members of the community have been working in conjunction with community groups (KSAN) to apply a more forward thinking model and sustainable infrastructure to the City of Kelowna. A petition has been signed by the majority of residents between Richter and Ethel street (see attached) who are willing to pay the costs of street improvements if more sustainable options such as the narrowing of the street, widening of sidewalks, bicycle paths, landscape traffic circles and corner bulges were met.

Vancouver has implemented many of these improvements for less than construction costs stated \$4,000 to \$7000 per property for curbing. Contacts within the City of Vancouver Engineer could be provided to keep design costs to a minimum. For more information please visit:

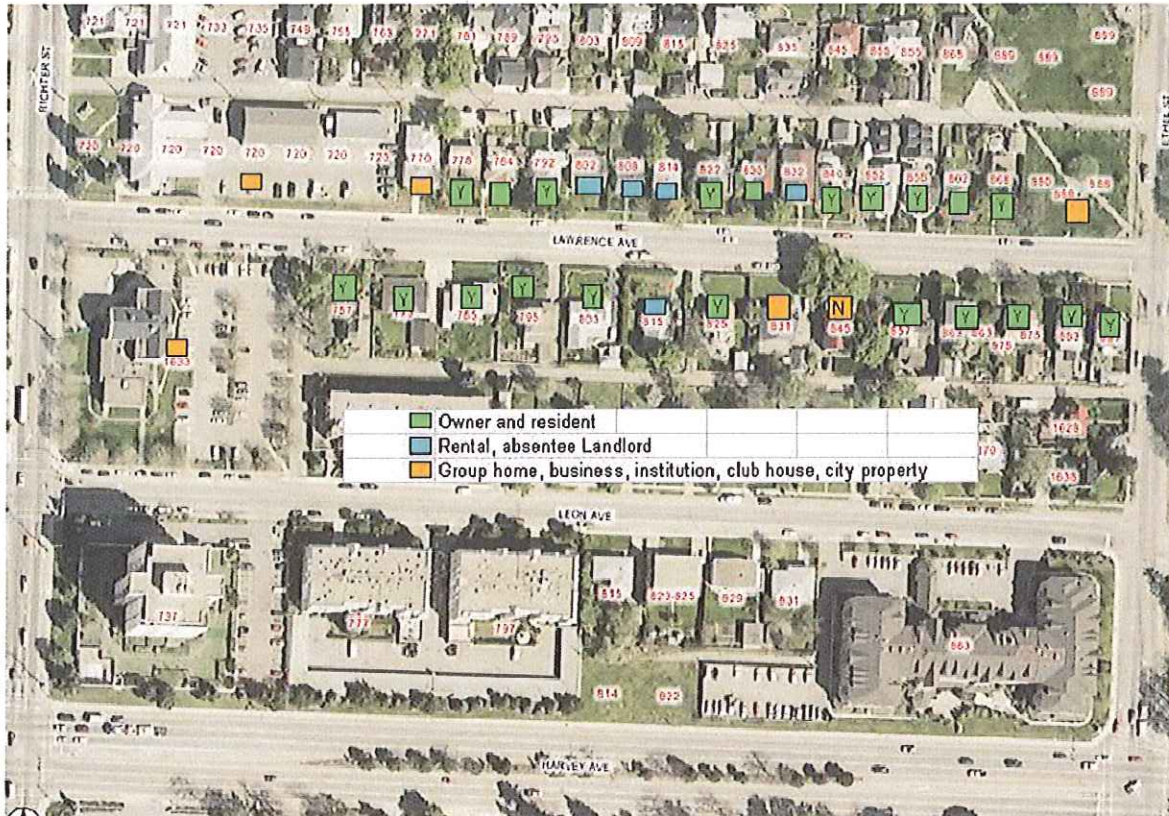
<http://vancouver.ca/engsvcs/streets/greenstreets/index.htm>

<http://vancouver.ca/engsvcs/transport/livable/index.htm>

Yours truly,

Brent Weiss

cc. City Staff (Joel Shaw, Corinne Boback, Matt Friesen)
Council (Mayor Shepherd, Councilor Rule, Councilor Reid)
Residents of Lawrence Avenue



Vancouver Examples



Requests of Residents in the 800 to 800 Block of Lawrence Avenue

We, the residents, are opposed to widening and curbing of the 800 to 800 block of Lawrence Ave. We want more sustainable options such as the narrowing of the street, widening of sidewalks, bicycle paths, landscape traffic circles and corner bulges. We support these forward thinking innovations and would pay the price stated in the letter from the Design and Construction services written on April 14, 2009 only if the requests noted above would be met.

* Current city concept, as it is described.

- Bergen April 22, 2009 822 Lawrence Avenue
- Cristina Lopez April 22/2009 792 Lawrence Ave.
- Rhanna ~~Blair~~ 858 Lawrence Ave.
- ~~Rhanna~~ 840 Lawrence Ave
- Sony Russell
- Ellen ~~Blair~~ 778 Lawrence Ave
- Kathinka - Don Makela 868 Lawrence Ave
- Tony Wilkinson 852 Lawrence Ave
- Bruce James 883 Lawrence Ave Kelowna BC City Council

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1. Kermit Hoop - 857 & 863 Lawrence Ave.
2. Jay Johnson - 825 Lawrence Ave. Johnson
3. A. PROKOPETZ 809 LAWRENCE AVE
4. FIONA NEILL 875 LAWRENCE AVE Neill
5. Shannon Rooke 891 Lawrence Ave Rooke
6. David Lovell 757 Lawrence Ave Lovell
7. DARYL ROBERTS 795 Lawrence Ave. Daryl Roberts
8. DAN TRUONG 785 Lawrence Ave Truong
9. DAN TRUONG 773 Lawrence Ave

Attachment 3: Map B - Government-owned Properties

