

Report to Council



Date: August 11, 2012
File: 1380-10
To: City Manager
From: Manager, Utilities Planning
Subject: Lawrence Avenue (Richter to Ethel) Local Area Service

Recommendation:

THAT Council receives for information, the Report from the Manager of Utilities Planning, dated August 11, 2012 with respect to the creation of the Lawrence Avenue -Richter to Ethel, Local Area Service;

AND THAT Council give reading consideration to Bylaw No. 10748 being the Establishment and Loan Authorization Bylaw for the Local Area Service for Lawrence Avenue (Richter to Ethel).

Purpose:

To inform Council of a proposed owner-initiated petitioning process for streetscape improvements on Lawrence Avenue (Richter to Ethel) where the City will borrow the money on behalf of the owners.

Background:

The City is proposing to upgrade the underground utilities along Lawrence Avenue between Richter Street and Ethel Street. This work will replace aging sanitary sewer and water services. Due to the age of the infrastructure and the number of recent pipe breaks, construction is scheduled take place in 2013. When this project occurs, most of the asphalt roadway will need to be removed and replaced. This is an opportunity to cost effectively undertake street improvements to the road.

Some property owners along this block have expressed to the City an interest in beautification and traffic-calming of the street. These upgrades would be undertaken in conjunction with the utility upgrades but would need to be funded by the adjoining property owners in the 'subject area' as per City policy for Local Area Improvements (see attached map).

Staff prepared two primary concept designs with a series of add-ons for discussion with the property owners. These designs incorporate features that will accommodate bicycles, traffic-calming, manage storm water run-off in an environmentally sustainable manner, and aesthetically enhance the street.

On June 5th, 2012 the City hosted an open house to present these options. There are thirty-one legal lots in the subject area. Notification of the open house was provided by post. Staff was on hand to present background information, to explain the options, and to discuss the estimated costs associated with each option. Twenty-three attendees submitted exit surveys. Twenty-two of those were in favour of some form of street improvement (see attached exit survey summary). The majority favoured the option that would include:

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- New curb and gutter on both sides of the street;
- A new boulevard on the south side complete with sod, trees, and irrigation;
- End- and mid-block curb bulbs complete with landscaping; and
- Paved parking areas (replacing the existing soak-away strips).

The option would also include possible elements within the curb bulbs to enhance the neighbourhood's identity.

Financial Services has indicated that a loan authorization bylaw will be required to borrow up to Six Hundred and Forty Thousand dollars (\$640, 000.00) for the Lawrence Avenue Local Area Service (LAS) streetscape improvements.

Funding

Sanitary and water costs (including a new road surface) will be paid by utility funding pending approval in the 2013 capital budget. Any streetscape work and the storm sewer work triggered by the paving of the soak-away strips would be paid by the adjoining property owners, as per City policy for Local Area Improvements.

There are two City-owned properties and one property owned by the Federal Government in the subject area. As per the Council Resolution of July 25th, 2011 the City would fund any streetscape costs associated with these 3 properties:

<http://www.kelowna.ca/CityPage/Docs/PDFs/%5CCouncil%5CMeetings%5CCouncil%20Meetings%202011%5C2011-07-25/Item%205.08%20-%20Lawrence%20Avenue%20Local%20Area%20Service.pdf>.

Process/Next Steps

For the streetscape and storm sewer improvements to be included within the scope of the project, a majority of property owners within the subject area must petition the City indicating their support for the project. An individual(s) is required to oversee the petition process including contacting the affected property owners, soliciting their signatures, and returning the signatures to the City. Through this process, property owners are asked to commit their financial support for the streetscape enhancements.

Two property owners from within the subject area have come forward to oversee the petition process. After first three readings of the proposed Establishment and Borrowing Bylaw and approval from the Ministry, staff will provide these individuals with a legislatively complete petition form and a package of information to convey to the other property owners along the street. The information package would include the estimated costs, an outline of the LAS process including financing and commutation options, and the estimated timeline for completion of detail design, tendering, and construction of the project.

The owners of the subject properties will be signing in favor of the adoption of Bylaw No. 10748 and to the details of the work to be completed.

The owner-initiated signed petition forms shall be delivered to the Office of the City Clerk and closing on a specific date (to be determined). The Corporate Officer will validate all the submitted petitions to verify that there is a majority of property owners and assessed values submitted. If deemed valid, the Certificate of Sufficiency will be submitted to Council along with the request to adopt the Bylaw. After adoption of the Bylaw the work for the streetscape/storm sewer will commence.

If deemed insufficient, the Bylaw shall be rescinded and the streetscape/storm sewer component of the project would not proceed.

Internal Circulation

Manager, Financial Planning
Deputy City Clerk
Legislative Coordinator

Legal/Statutory Authority:

Community Charter:

Section 210 Authority for Local Area Services;
Section 211 Requirements for establishing a local area service;
Section 212 Petition for Local Area Service, Section 216 Local service Taxes;
Section 179 Loan authorization bylaws for long term borrowing.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:
Existing Policy:
Financial/Budgetary Considerations:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:



A. Reeder, Manager of Utilities Services

Approved for inclusion:



R. Cleveland, Director, Infrastructure Planning

Attachments: Subject Area Map
 Exit Survey Summary

cc: General Manager, Community Sustainability
 Director, Financial Service, Keith Grayston
 Director, Communications
 Director, Design & Construction
 Director, Corporate Services

N

BERNARD AVE

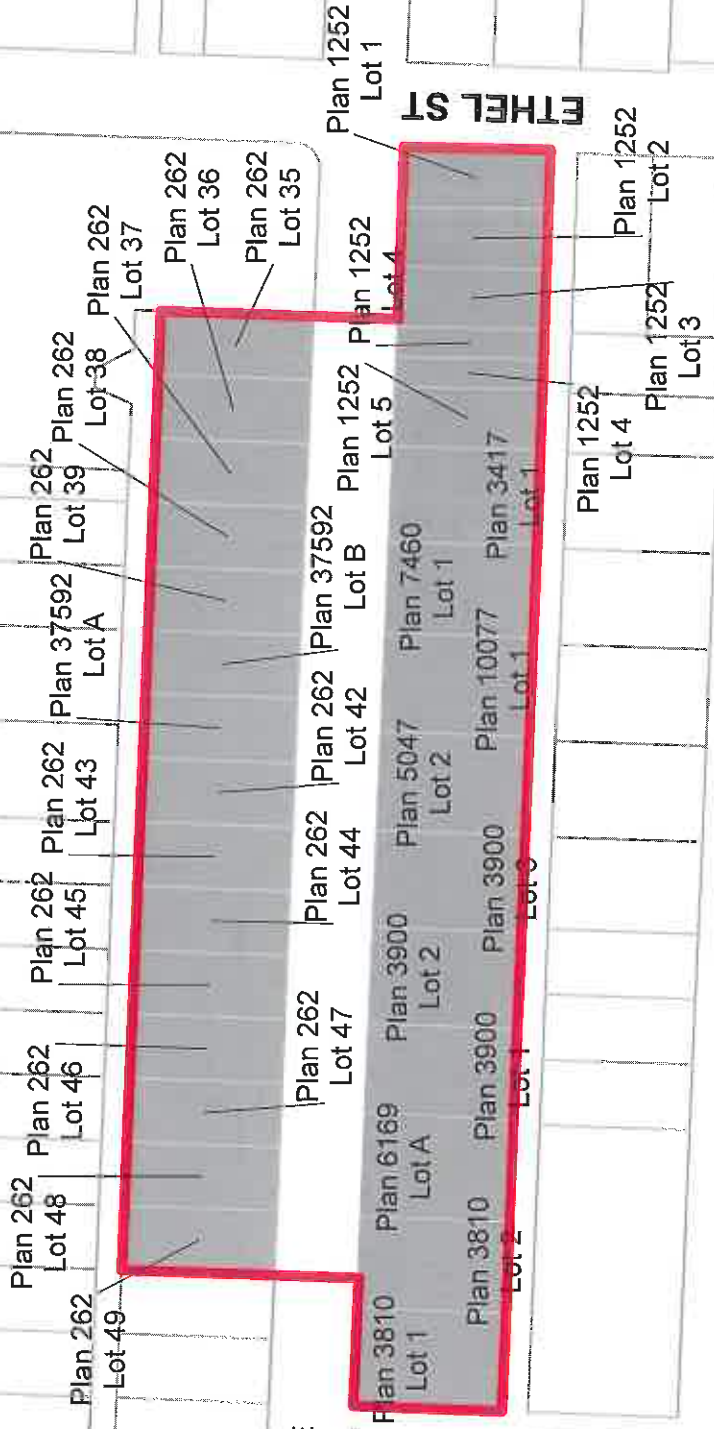
RICHTERS ST

LAWRENCE AVE

LEON AVE

ETHEL ST

HARVEY AVE



Plan Number	Lot	Street Number	Street Name	Plan Number	Lot	Street Number	Street Name
3810	1	757	Lawrence Ave	37592	A	830	Lawrence Ave
262	49	770	Lawrence Ave	10077	1	831	Lawrence Ave
3810	2	773	Lawrence Ave	37592	B	832	Lawrence Ave
262	48	778	Lawrence Ave	262	39	840	Lawrence Ave
262	47	784	Lawrence Ave	7460	1	845	Lawrence Ave
6169	A	785	Lawrence Ave	262	38	852	Lawrence Ave
262	46	792	Lawrence Ave	3417	1	857	Lawrence Ave
3900	1	795	Lawrence Ave	262	37	858	Lawrence Ave
262	45	802	Lawrence Ave	262	36	862	Lawrence Ave
3900	2	803	Lawrence Ave	1252	4	863	Lawrence Ave
262	44	808	Lawrence Ave	1252	5	863	Lawrence Ave
262	43	814	Lawrence Ave	262	35	868	Lawrence Ave
3900	3	815	Lawrence Ave	1252	3	875	Lawrence Ave
262	42	822	Lawrence Ave	1252	4	875	Lawrence Ave
5047	2	825	Lawrence Ave	1252	2	883	Lawrence Ave
				1252	1	891	Lawrence Ave

Lawrence Avenue Local Area Service

- Subject Area
- Affected Properties

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Aug 7/12

RESPONSES

Questions	Location		Preference			Add-on			Location		
	YES	NO	A	B	C	1	2	NONE	NIL	YES	NO
Do you live on Lawrence Ave between Ethel & Richter Would you prefer Options A, B, or C? If you have chosen option A or B, would you like Add-on #1 OR Add-on #2?	23	0	16	5	1						
Did the material present enough information for you to provide an informed opinion on the nature of these projects?						2	15	3			
Total	23	0	16	5	1	2	15	3	3	18	3

Options/Add-ons	YES	NO	A	B	C	1	2	15	3	18	3
Option A Paved Parking Areas (Includes: end and mid street landscape bulbs with charter pieces paving the parking areas, curb and gutter, storm sewer system and sod and trees on the South Boulevard)											
Option B Gravel Soak away Parking Areas (includes: end and mid street landscape bulbs with character pieces, curb and gutter, and sod and trees on the South Boulevard)											
Option C No Street Improvements, the Street will be restored to its existing condition once the water and sewer pipe is replaced											
Add-on #1 Concrete Boulevard with Irrigation for trees											
Add-on #2 Irrigation for Sod and Trees											

Comments
The open house was well done. I like the design. I would like to see speed bumps added to the pinch points Is there any extra funding? Art & Design Element?
I would have enjoyed separate boards for Option A & B it would be great to have some creative options also. Public Art, Street design, styling of the edges or garden boxes Overall very good initial presentaion. Thank you for putting it together.
I would have liked to see a variation of add-on #1 with a wider multi-use walk/.bike/blade path adjacent to the existing sidewalk. I was hoping for wider sidewalks or a bike path like on Abbott, but understand the cost issue.

Great cant wait - well done
But no bulbs, lack of parking cause legal suite and italian park in front of ally access one way in and out
I would like to see the project go through.
Residents have been improving the street for the last 20 years.
With this project it could become one of the most desirable streets in the City.
I think that importance needs to be placed on making sure that drivers understand the "shared" nature of the roadway. i.e. "sharrows" as used in Vancouver
Make visula panels like photos
Add speed bumps - at pinch points lookinf forward to it
presentation was very helpful and clear - thank you
I think that it is great that improvements are an option but I object to the landowner havng to foot the bill
The existing street lights are very boring and something more artistic would enhance the street
Keep up the good work. We are excited to see all the good changes
What about wider sidewalks as an option?
The downtown is heavy trafficed by pedestrians. Please increase the size of the sidewalk.
This should be the cost of the City .
Major artery into downtown. Also speed bumps on the bump out outs.
"This is the end of a RAINBOW!!!"
Although the concern for the costs was expressed at some point in the past, I would have liked to have seen what other improvements could be considered.
le streethamps;widened walkways/bikepath; landscaping details including shrubs, plants, etc; fencing.
I am for spending more than what is currently being considered.
Can you look into and propose to the residents taking option #1 (add-on) and excludng the trees to instead make this a wider path
for altenative modes of transpsortation - ie bikes, rollerblades, long-boards, strollers?
I think this would be appealing for families looking to do activities together in the neighbourhood.
I would like it to remain the same I feel the City should concentrate on making more improvements downtow than Lawrence Ave