

# Report to Council



**Date:** November 21, 2012  
**File:** 1380-10  
**To:** City Manager  
**From:** Utilities Planning Manager  
**Subject:** Lawrence Ave (Richter to Ethel) Local Area Service and Loan Authorization Bylaw

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## **Recommendation:**

THAT Council receives for information, the Report from the Utilities Planning Manager, dated November 21, 2012 with respect to the Lawrence Ave (Richter to Ethel) Local Area Service and Loan Authorization Bylaw.

AND THAT Bylaw No. 10748, Establishment and Loan Authorization Bylaw for Lawrence Avenue be forwarded for adoption.

## **Purpose:**

To establish a local service area and loan authorization bylaw for owner initiated street improvements on Lawrence Avenue.

## **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 to 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.

Some property owners along this block 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 as per City policy for Local Area Improvements.

Staff have engaged the local Lawrence community through a series of meetings, letters, an open house, and a survey in order to create a design that best fits the community's needs.

On August 20, 2012, staff reviewed the public information process, and Council authorized an owner initiated local service petition for the purpose of creating an establishment area and loan authorization bylaw. On November 2, 2012 this petition process concluded and the elector assent criteria for an owner initiated local service area set within the Community Charter was reached. Specifically, the City must receive valid petitions from over 50% of total affected owners, representing more than 50% of the total assessed values.

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### 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 paving the soakaway strips for parking 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. As per the Council Resolution of July 25<sup>th</sup>, 2011 the City would fund any streetscape costs associated with these 3 properties.

A loan authorization bylaw is required to borrow up to Six Hundred and Forty Thousand dollars (\$640, 000.00) for the Lawrence Avenue Local Area Service(LAS)streetscape improvements.

The estimated costs of the streetscape improvements were provided to each of the residential users for their property in an information package that went to every home owner inside the potential Local Service Area. The costs to each of these residents were based on the frontage length of their property multiplied by a cost of \$549.97 per metre. Project costs to be paid by property owners range from \$7,881 to \$12,772 for 14.3 to 22.89 metre properties respectively. Once the project is complete property owners will be able to either pay these costs up front or as a LAS tax over a twenty year period.

Staff have placed the following budget items for Council's consideration within the 2013 budget. These projects must be completed together if the streetscaping project is to proceed.

Project	Funding Source			Total Cost
	Utilities	Taxation	LAS(Borrow)	
Water Main Replacement	√			\$250,000
Sewer Main Replacement	√			\$475,000
Streetscape -City Share		√		\$189,210
Steetscape - LAS (public share)			√	\$437,444
Total Budgeted Cost				\$1,351,654

### **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

### **Internal Circulation**

Manager, Financial Planning

Deputy City Clerk

Legislative Coordinator

A/ Director Communications

**Considerations not applicable to this report:**

Legal/Statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:

*And Reeder*

A. Reeder, Utilities Planning Manager

Approved for inclusion:

A handwritten signature, a stylized letter 'R', is enclosed within a square box.

R. Cleveland, Director, Infrastructure Planning

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