

2017 LOCAL IMPROVEMENT BYLAWS FOR BARCLAY MALL AND STEPHEN AVENUE MALL

EXECUTIVE SUMMARY

Barclay Mall and Stephen Avenue Mall are important pedestrian corridors in Calgary's city centre. Enhanced maintenance has been achieved through Local Improvement Bylaws. The improvements attract business, residents and tourism to the downtown and contribute to the Calgary economy overall.

ADMINISTRATION RECOMMENDATION(S)

That Council:

1. Give three readings to Bylaw 1L2017; and
2. Give three readings to Bylaw 2L2017.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2016 March 14, Council approved Local Improvement Bylaws 2L2016 and 1L2016 for 2016 Barclay Mall and Stephen Avenue Mall Enhanced Maintenance, Report Number C2016-0179.

BACKGROUND

The Enhanced Mall Maintenance Program has been in effect since the 1980s. Funding is shared equally between The City of Calgary and the adjacent property owners. This program enables The City to improve the condition of street furniture and waste receptacles, and to provide a higher than normal level of maintenance activities including surface repairs, snow and ice control, street cleaning and street lighting. Local Improvement Bylaws 1L2017 and 2L2017 are required to collect the funds to deliver the enhanced maintenance program for Barclay Mall, located along 3 Street SW between Barclay Parade SW and 9 Avenue SW, and Stephen Avenue Mall, located along 8 Avenue between 1 Street SE and 4 Street SW. Tables 1 and 2 list the operating costs for maintenance on Barclay Mall and Stephen Avenue Mall respectively in 2015 and 2016, and projected costs for 2017.

Table 1: Maintenance Costs – Barclay Mall

| Maintenance Item | 2015 | 2016 | 2017 Projected |
|-----------------------------|-------------|-------------|----------------|
| Repairs | \$ 98,735 | \$ 63,877 | \$ 29,200 |
| Electrical Services | \$ 96,530 | \$ 75,998 | \$ 89,100 |
| Snow Removal | \$ 6,347 | \$ 1,510 | \$ 11,300 |
| Contract Cleaning | \$ 69,283 | \$ 71,643 | \$ 81,900 |
| Sweeping | \$ - | \$ - | \$ 3,000 |
| Total | \$ 270,895 | \$ 213,028 | \$ 214,500 |
| Less: Normal Maintenance | \$ (48,761) | \$ (38,345) | \$ (38,610) |
| Sharable Costs | \$ 222,134 | \$ 174,683 | \$ 175,890 |
| Property Owners Share (50%) | \$ 111,067 | \$ 87,341 | \$ 87,945 |

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Table 2: Maintenance Costs – Stephen Avenue Mall

| Maintenance Item | 2015 | 2016 | 2017 Projected |
|-----------------------------|-------------|-------------|----------------|
| Repairs | \$ 35,120 | \$ 109,003 | \$ 40,000 |
| Electrical Services | \$ 17,826 | \$ 16,807 | \$ 20,000 |
| Snow Removal | \$ 45,554 | \$ 34,534 | \$ 66,600 |
| Contract Cleaning | \$ 161,660 | \$ 168,210 | \$ 184,600 |
| Sweeping | \$ - | \$ 5,359 | \$ 800 |
| Total | \$ 260,160 | \$ 333,913 | \$ 312,000 |
| Less: Normal Maintenance | \$ (26,016) | \$ (33,391) | \$ (31,200) |
| Sharable Costs | \$ 234,144 | \$ 300,522 | \$ 280,800 |
| Property Owners Share (50%) | \$ 117,072 | \$ 150,261 | \$ 140,400 |

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Local Improvement Bylaws are processed according to the Municipal Government Act (MGA), and various City policies and guidelines. Pursuant to requirements of Section 396 of the MGA, a Notice of Intention is mailed to each affected property owner outlining the type of proposed construction, the estimated cost and the property owner's estimated share of the cost. Property owners have the right to submit petitions to The City against the proposed local improvements. To be considered, a petition must be signed by at least two-thirds (2/3) of the affected property owners representing at least half (1/2) the assessed property value, and must be received within 30 days of the mailing date of the Notice of Intention. If a valid petition against a project is received, The City is prohibited from proceeding with the work (MGA 396 (3)).

Stakeholder Engagement, Research and Communication

Notices of The City's intention to undertake the enhanced mall maintenance were sent to affected property owners on 2016 October 25. No petitions against these projects were received by the 2016 November 24 deadline. Council will be informed by Administration at the 2017 March 20 Council meeting of any petitions received subsequent to preparation of this report.

Strategic Alignment

The Enhanced Mall Maintenance funds provide an enhanced level of service for the high pedestrian use corridors of Barclay Mall and Stephen Avenue Mall. This program aligns with the Calgary Transportation Plan by helping to facilitate and provide mobility choices in the City Centre, and promoting safety for all transportation system users. The cost of the Enhanced Mall Maintenance Program is shared equally (50/50) between The City and the adjacent property owners. These local improvement projects prevent deterioration of existing infrastructure, maintain or improve accessibility, and enhance appearance without burdening all taxpayers with the full financial responsibility of improving these public spaces.

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Social, Environmental, Economic (External)

Social

The Enhanced Mall Maintenance Program assists in encouraging social interaction along Barclay Mall and Stephen Avenue Mall by improving safety, area cleanliness and accessibility.

Environmental

The Enhanced Mall Maintenance Program encourages pedestrian travel and consequently helps reduce automobile dependency and vehicle emissions.

Economic (External)

Cost sharing of the Enhanced Mall Maintenance Program contributes to the vitality of the City Centre by creating an attractive area for public and business activity.

Financial Capacity

Current and Future Operating Budget:

For 2017, the estimated cost of the Enhanced Mall Maintenance Program is \$175,890 for Barclay Mall, and \$280,800 for Stephen Avenue Mall (see Tables 1 and 2, respectively). Total estimated cost for the two malls is \$456,690. These costs will be shared equally (50/50) between The City and the property owners deemed by Council to benefit from the upgrades. The normal maintenance costs of the two malls (estimated at \$69,810 in 2017), is not included in the \$456,690. The normal maintenance cost and The City's portion of the enhanced maintenance program will continue to be funded through Roads Operating Program 132. Maintenance related to the cycle track on Stephen Avenue is not charged to the Enhanced Mall Maintenance Program.

The scope of improvements and program costs for the Enhanced Mall Maintenance Program are set forth in Schedule "1" of Bylaws 1L2017 (Attachment 1) and 2L2017 (Attachment 2). The one year levy will be assessed in 2018.

Current and Future Capital Budget:

There are no capital budget implications.

Risk Assessment

There are no significant risks associated with the Local Improvement Bylaws 1L2017 and 2L2017.

REASON(S) FOR RECOMMENDATION(S):

Enhanced Mall Maintenance along Barclay Mall and Stephen Avenue Mall contributes to the vitality of the downtown core by fostering accessible and inviting public spaces that support local businesses and encourage sustainable modes of transportation such as walking.

ATTACHMENT(S)

1. Proposed Local Improvement Bylaw No. 1L2017 of The City of Calgary
2. Proposed Local Improvement Bylaw No. 2L2017 of The City of Calgary