

2022 Local Improvement Bylaws for Stephen Avenue Mall and Barclay Mall

RECOMMENDATION(S):

That Council:

1. Give three readings to Proposed Bylaw 1L2022; and
2. Give three readings to Proposed Bylaw 2L2022

HIGHLIGHTS

- This report requests authorization for Local Improvement Bylaws 1L2022 and 2L2022 to collect funds from the benefitting properties to deliver the enhanced maintenance program for Stephen Avenue Mall, located along 8 Avenue between 1 Street SE and 4 Street SW; Barclay Mall, located along 3 Street SW between Barclay Parade SW and 9 Avenue SW.
- **What does this mean to Calgarians?** These improvements attract business, residents, and tourism to the downtown and contribute to the Calgary economy overall. This program enables The City of Calgary to improve the condition of street furniture and waste receptacles, and to provide a higher level of maintenance and service including surface repairs, snow and ice control, street cleaning, and street lighting.
- **Why does this matter?** Stephen Avenue Mall and Barclay Mall are important pedestrian corridors in Calgary's city centre. Enhanced maintenance has been achieved through these Local Improvement Bylaws.
- 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.
- Table 1 within this report lists the projected costs for maintenance on Stephen Avenue Mall and Barclay Mall for 2022.
- Strategic Alignment to Council's Citizen Priorities: A city that moves.

DISCUSSION

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) of 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 is received, The City is prohibited from proceeding with the work (MGA 396(3)).

On 2021 March 23, Council approved Local Improvement Bylaws 1L2021 and 2L2021 for 2021 Stephen Avenue Mall and Barclay Mall Enhanced Maintenance, Report Number C2021-0230.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

Notices of The City's intention to undertake the enhanced mall maintenance were sent to affected property owners on 2021 December 08. No petitions against these projects were requested by any affected property owner(s).

The enhanced mall maintenance funds provide an enhanced level of service for the high pedestrian use corridors of Stephen Avenue Mall and Barclay Mall. This program aligns with the Calgary Transportation plan by helping to facilitate and provide mobility choices in the City Centre while 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.

IMPLICATIONS

Social

The Enhanced Mall Maintenance Program assists in encouraging social interaction along Stephen Avenue Mall and Barclay Mall by improving safety, area cleanliness, and accessibility. This contributes to the heritage preservation and vitality of the City Centre. Enhanced Mall Maintenance along Stephen Avenue Mall and Barclay 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.

Environmental

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

Economic

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.

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Service and Financial Implications

Existing operating funding - base

For 2022, the estimated cost of the Enhanced Mall Maintenance Program is \$403,690 for Stephen Avenue Mall and \$278,337 for Barclay Mall (see Table 1). Total estimated cost for the two malls is \$682,027. The normal maintenance costs of the two malls (estimated at \$108,449 in 2021), will be deducted from the estimated total of \$682,027 and the residual costs will be shared equally (50%/50%) between The City and the property owners deemed by Council to benefit from the program.

The normal maintenance cost and The City's portion of the enhanced maintenance program will continue to be funded through the Roads operating budget.

Table 1: Maintenance Costs – Stephen Avenue Mall and Barclay Mall

Maintenance Costs	2022 Stephen Avenue Mall Budget	2022 Barclay Mall Budget
Total	\$ 403,690	\$ 278,337
Less: Normal Maintenance	\$ (49,598)	\$ (58,851)
Sharable Costs	\$ 354,092	\$ 219,486
Property Owners Share (50%)	\$ 177,046	\$ 109,743

Maintenance related to the cycle track on Stephen Avenue is not charged to this Enhanced Mall Maintenance Program.

The program costs for the Enhanced Mall Maintenance Program are set forth in Schedule "1" of Bylaws 1L2022 (Attachment 1) and 2L2022 (Attachment 2). The one year levy will be assessed in 2023.

RISK

There are no significant risks associated with the Local Improvement Bylaws 1L2022 and 2L2022.

ATTACHMENT(S)

- Attachment 1 - Proposed Local Improvement Bylaw No. 1L2022 of The City of Calgary
- Attachment 2 - Proposed Local Improvement Bylaw No. 2L2022 of The City of Calgary

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Doug Morgan	Transportation	Approve
Troy McLeod	Transportation	Approve