

LOCAL IMPROVEMENT BYLAWS 1L2015 AND 2L2015 FOR 2015 STEPHEN AVENUE MALL AND BARCLAY MALL ENHANCED MAINTENANCE

EXECUTIVE SUMMARY

Stephen Avenue Mall and Barclay 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 1L2015; and
2. Give three readings to Bylaw 2L2015.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2014 January 27, Council approved Local Improvement Bylaws 1L2014 and 2L2014 for 2014 Stephen Avenue Mall and Barclay Mall Enhanced Maintenance, Report Number C2014-0047.

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 1L2015 and 2L2015 are required to collect the funds to deliver the enhanced maintenance program for Stephen Avenue Mall, located along 8 Avenue between 1 Street SE and 4 Street SW, and Barclay Mall, located along 3 Street SW between Barclay Parade SW and 9 Avenue SW. Tables 1 and 2 list the operating costs for enhanced maintenance on Stephen Avenue and Barclay Mall respectively in 2013 and 2014.

Table 1: Enhanced Maintenance Costs – Stephen Avenue

Maintenance Item	2014 (as of Nov 30, 2014)	2013
Repairs	\$67,267	\$32,789
Electrical Services	\$58,604	\$15,645
Snow Removal	\$52,886	\$91,221
Contract Cleaning	\$122,632	\$174,491
Sweeping	-	-
Total	\$301,389	\$314,146
Less: Normal Maintenance	(\$30,139)	(\$31,415)
Sharable Costs	\$271,250	\$282,731
Property Owners Share (50%)	\$135,625	\$141,366

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Table 2: Enhanced Maintenance Costs – Barclay Mall

Maintenance Item	2014 (as of Nov 30, 2014)	2013
Repairs	\$2,581	\$3,414
Electrical Services	\$66,010	\$74,422
Snow Removal	\$7,824	\$11,226
Contract Cleaning	\$52,219	\$75,742
Sweeping	-	\$11,618
Total	\$128,634	\$176,422
Less: Normal Maintenance	(\$23,154)	\$ (31,756)
Sharable Costs	\$105,480	\$144,666
Property Owners Share (50%)	\$52,740	\$72,333

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 (M.G.A. 396 (3)).

Stakeholder Engagement, Research and Communication

Notices of The City's intention to undertake the mall enhanced maintenance were sent to affected property owners on 2014 October 20. No petitions against these projects were received by the 2014 November 19 deadline. Council will be informed by Administration at the 2015 January 26 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 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, 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 Stephen Avenue and Barclay Mall by improving safety, area cleanliness and accessibility. This contributes to the heritage preservation and vitality of the City Centre.

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:

The 2015 estimated cost of the Enhanced Mall Maintenance Program, \$650,000 (see attachments 1 & 2), is to 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 \$104,421 in 2015), is not included in the \$650,000. The normal maintenance cost and The City's portion of the enhanced maintenance program will continue to be funded through Roads Operating Program 132.

The scope of improvements and program costs for the Enhanced Mall Maintenance Program are set forth in Schedule 1 of Bylaws 1L2015 (Attachment 1) and 2L2015 (Attachment 2). The one year levy will be assessed in 2016.

The Bylaw does not include any cost for the installation or maintenance of cycle track pilot elements.

Current and Future Capital Budget:

There are no capital budget implications.

Risk Assessment

There are no significant risks associated with the Local Improvement Bylaws 1L2015 and 2L2015.

REASON(S) FOR RECOMMENDATION(S):

Enhanced Mall Maintenance along Stephen Avenue 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.

ATTACHMENT(S)

1. Proposed Local Improvement Bylaw No. 1L2015 of The City of Calgary
2. Proposed Local Improvement Bylaw No. 2L2015 of The City of Calgary