

File #: 4025-01 ASE 2-4

ADMINISTRATIVE REPORT

TO:	Development Services Committee
FROM:	Administration
DATE:	November 06, 2017
RE:	Public Hearing Report – Local Improvement Alexander Street Reconstruction

ISSUE

Report on the Public Hearing and the results of the responses received regarding Local Improvement Bylaw 2017-32 proposed for the Alexander Street Reconstruction Project (2nd to 4th Avenue, including a portion of 3rd Avenue between Alexander and Black)

REFERENCE

Municipal Act	Bylaw 2017-32
Whitehorse Sustainability Plan	Schedule A – Local Improvement Charges
Local Improvement Charge Policy	Sketch of Project Area

HISTORY

Alexander Street is identified for full reconstruction of the roadway and deep utilities. The Engineering Services Department initiated the Local Improvement Charge (LIC) process early in 2017. Administration sent an information letter to property owners in July to explain the project and invite the property owners to an open house that was held at the Public Library on Wednesday, August 9, 2017. An online survey was also available and advertised in the information letter. Preliminary feedback was positive and there was no strong opposition from the property owners to advancing the local improvement.

A Public Hearing for the Alexander Street LIC bylaw was held on Tuesday, October 10, 2017 and one delegate appeared to speak. The delegate did not voice support or non-support for the project, but rather was looking to speak to administration to get more information regarding the project.

Following the First Reading of the bylaw on September 25, 2017, Administration mailed notice of the Alexander Street LIC along with the response forms to the 22 benefitting property owners. The deadline for returning the response forms to the City was November 2, 2017 at 4:30pm. The results of the responses received before the closing date are:

- | | | |
|---|----|-------|
| • Responses stating Approval for the project | 2 | (9%) |
| • Responses stating Objection for the project | 0 | (0%) |
| • Response forms not returned | 20 | (91%) |

Section 269(3) of the *Municipal Act*, states that “If the majority of the benefitting property owners object to a local improvement, the council cannot proceed with the local improvement and no further proposals for the same local improvement can be made for a period of one year.” With no written responses from benefitting property owners on Alexander Street (2nd to 4th Avenue) objecting to the local improvement, Council may proceed with the bylaw.

The Engineer's estimate to complete this project is \$3,237,000, of which approximately \$475,557 is contributed through this Local Improvement Charge applied to properties fronting the street between Second and Fourth Avenue. Funding from Federal Build Canada (Clean Water & Wastewater) is proposed for the bulk of the cost and a Transfer Payment Agreement (TPA) is in place with the Government of Yukon for \$2,500,000. The remainder of the funding is from City Reserves. The earliest potential date for construction is spring 2018.

ALTERNATIVES

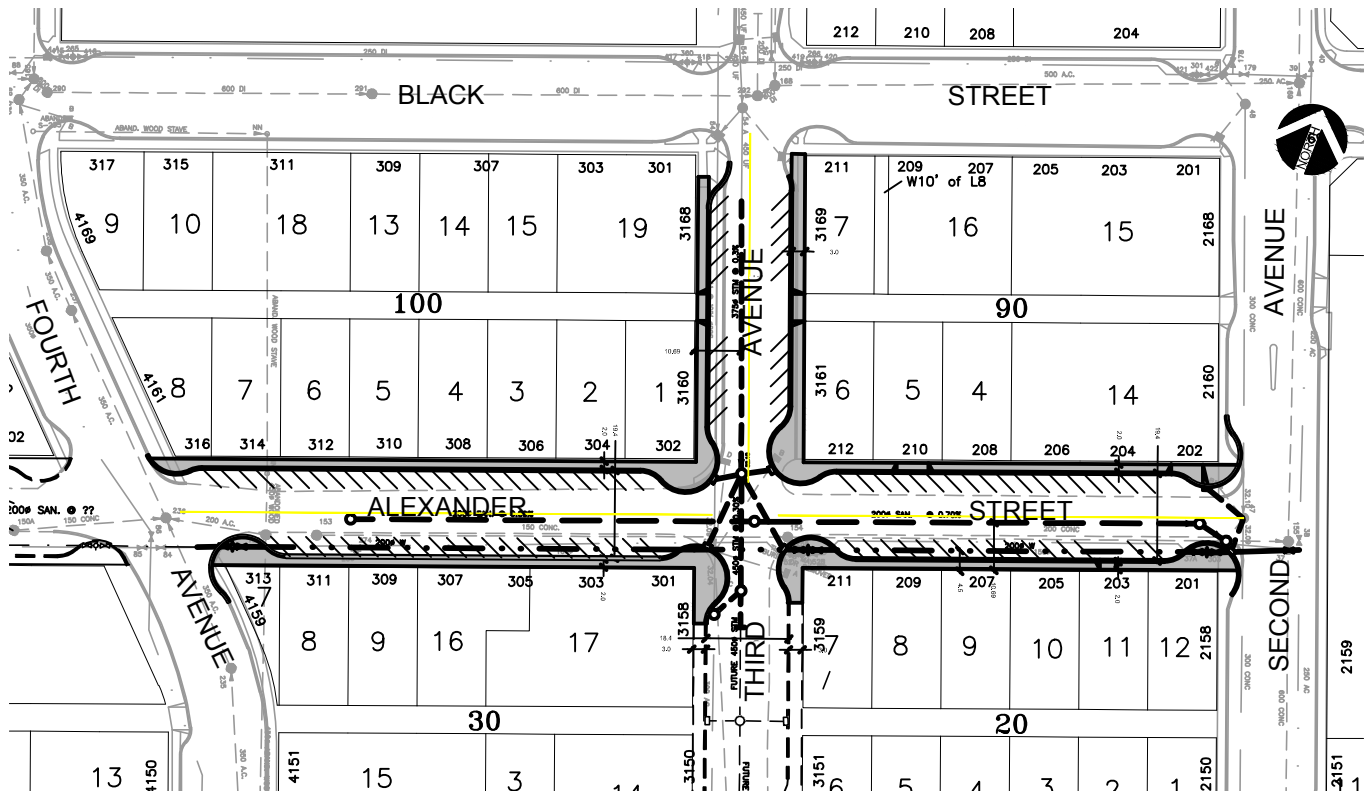
1. Approve the Alexander Street Local Improvement Charges Bylaw 2017-32
2. Do not approve the Local Improvement Charges Bylaw 2017-32

ANALYSIS

There is clear support for this Local Improvement project from the Downtown Residents Association and the majority of the property owners on Alexander Street from Second to Fourth Avenue.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2017-32, a bylaw to provide for a Local Improvement Charge with respect to the Alexander Street reconstruction project (Second to Fourth Avenue), be brought forward for 2nd and 3rd Reading under the bylaw process.



SCALE	NTS	DWN. BY:	BCB
DATE	AUGUST 2017	CKD:	
	REV.		

CITY OF WHITEHORSE

ALEXANDER STREET
2nd to 4th AVENUE

