



Staff Report for Council Meeting

Date of Meeting: April 8, 2020

Report Number: SREIS.20.002

Department: Environment and Infrastructure Services

Division: Infrastructure Delivery Services

Subject: SREIS.20.002 - Local Improvement Report for the Reconstruction of Powell Street and Wright Street

Purpose:

To report on the results of the Local Improvement process, identify the benefiting properties which will be specially assessed and to report on the petition for the proposed Road Reconstruction of Powell Street and Wright Street within.

Recommendation(s):

- a) That Powell Street and Wright Street (from Mill Street to Hall Street) be reconstructed as a Local Improvement under the provisions of Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status; and,
- b) That By-law number 31-20 for the reconstruction of Powell Street and Wright Street (from Mill Street to Hall Street) under Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status be enacted.

Contact Person:

Mohammad Kashani, Manager, Design and Construction, Extension 5479

Anita Wong, Project Manager, Design and Construction Extension 5461

Report Approval:

Submitted by: Paolo Masaro, Commissioner of Environment and Infrastructure Services (Acting)

Approved by: Mary-Anne Dempster, Interim City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Background:

Powell Street and Wright Street (from Mill Street to Hall Street) is an existing rural road with ditches. As part of the City's 2020 Capital Program, the City is proposing to reconstruct this roadway as a Local Improvement in accordance with Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status. In accordance with this regulation, a Notice of Intention to Pass a Local Improvement By-law was published in the Richmond Hill Liberal and circulated to all property owners fronting this section of roadway on January 23, 2020. In addition to the road improvements, the existing watermain and part of the existing sanitary sewer will be replaced due to age and condition.

A Public Information Drop-in Centre was held on the evening of February 10, 2020 at the Elgin Barrow Arena Complex. All property owners on Powell Street and Wright Street were invited to review the presentation drawings illustrating the proposed improvements.

In accordance with Ontario Regulation 586/06 the Clerk has determined the sufficiency of petitions as follows:

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Notice of Intention Published:	January 23, 2020
Notice of Intention Mailed: (Package including Notice of Intention, brochure, covering letter and Notice of Public Information Meeting)	January 23, 2020
Last day for Petition:	February 24, 2020
Number of Valid Petitions Received:	4
Number of Valid Petitions Withdrawn:	0
Total Number of Valid Petitions:	4
Total Assessment Value:	\$31,422,000
Assessment of Objectors:	\$4,611,000
Percentage:	14.7%
Percentage required to prevent project:	50% + 1
Number of Owners (properties)	33
Number of Objectors:	4
Percentage:	12.1%
Percentage required to prevent project:	50% + 1

The proposed project has not been sufficiently petitioned against under the provisions of Ontario Regulation 586/06, as amended, “Local Improvement Charges – Priority Lien Status” and may therefore proceed as follows:

Method of Procedure: Section 6 (2) Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status.

Nature of Improvement: Rural road section reconstructed to urban standard with asphalt pavement, curb, gutters and storm sewers.

Street: Powell Street and Wright Street (from Mill Street to Hall Street)

Length of Works: 340 metres

The properties, which will immediately benefit, are the property fronting or abutting the portion of the aforementioned street and is the land to be assessed.

The estimated cost of the work is \$1,250,000 and the expected life-cycle for the proposed work is 20 years. The proportion of the cost to be assessed against the properties benefiting is \$76,659, which is 6.1% of the total project cost. The remaining \$1,173,341 will be borne by the municipality.

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In accordance with Section 15 of the Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status, the following properties shall be assessed in a manner differing from the normal assignment of frontages. In all cases, the frontages have been determined by applying the City's Policy Guidelines for Local Improvement Works.

The following properties are corner lots with frontage or flankage on a previously improved street. Therefore, these properties will not be specially assessed.

<u>Civic No.</u>	<u>Lot/Plan</u>	<u>Tax Roll No.</u>
76 Powell Street	Plan 12003 Lot 158	38-04-0-030-64500-0000
132 Mill Street	Plan 12003 Lot 161	38-04-0-030-39000-0000
86 Wright Street	Plan 2539 Lot 38 to 39	38-04-0-030-28200-0000
94 Wright Street	Plan 2539 Lot 36 to 37	38-04-0-030-28600-0000
70 Mill Street	Plan 12003 Lot 185	38-04-0-030-32200-0000
58 Hall Street	Plan 2539 Lot 44 to 46	38-04-0-030-56500-0000

An equal rate per metre will be assessed against the properties benefiting from the work according to their frontage.

The assessable frontage is 474.96 m.

The non-assessable frontage is 115.03 m.

The total frontage is 589.99 m.

The flat rate cost per metre of frontage to be borne by the benefiting property owners for the conversion to an urban cross section is \$161.40/m of frontage. This unit rate has been determined by using historical data from previous local improvements and is indexed annually by applying the Statistics Canada Construction Price Index to the flat rate cost in the previous year. The proportion of the cost to be assessed against the properties benefiting is determined as follows:

The flat rate cost per metre of frontage (\$161.40/m) x assessable frontage (474.96 m) = \$76,659.

Financial/Staffing/Other Implications:

The funding for the reconstruction of Powell Street and Wright Street (from Mill Street to Hall Street) was approved as part of the 2020 budget.

Relationship to the Strategic Plan:

The recommendations outlined in this report conform to the City's Strategic Plan Goal 2 - Better Choice in Richmond Hill by identifying and preparing for necessary infrastructure projects to support better transportation and, Goal 4 – Wise Management of our Resources in Richmond Hill by Serving as a Role Model for Municipal Management.

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Conclusion:

Based on insufficiency of petitions against the Local Improvement project, the Clerk has determined that project can proceed as a Local Improvement in full compliance with Ontario Regulations 586/06, as amended. Therefore, staff recommends the reconstruction of Powell Street and Wright Street be undertaken as a Local Improvement in 2020 in accordance with the approved 2020 Capital budget.

Attachment:

- Attachment 1 – Location Map

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Report Approval Details

Document Title:	SREIS.20.002 – Local Improvement Report for the Reconstruction of Powell Street and Wright Street
Attachments:	- Attachment 1 – Location Map
Final Approval Date:	Mar 31, 2020

This report and all of its attachments were approved and signed as outlined below:

Paolo Masaro - Mar 31, 2020 – 3:57 PM

MaryAnne Dempster - Mar 31, 2020 – 4:15 PM