

TO: CITY MANAGER 2003 April 07

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 08.640 "C"

SUBJECT: CAMERON STREET/LOUGHEED MALL DRIVEWAY INTERSECTION SIGNALIZATION

PURPOSE: To seek Council approval for the expenditure of \$93,000 to finance the City's share of costs for the signalization of the intersection of Cameron Street at the Lougheed Mall driveway.

RECOMMENDATIONS:

1. **THAT** Council approve the expenditure of \$93,000 to finance the City's share of costs for the signalization of Cameron Street at the Lougheed Mall driveway.
2. **THAT** copies of this report be forwarded to Mr. R. Armour, Vice President, 20-Vic Management, Suite 106 - 9855 Austin Avenue, Burnaby, B.C., V3J 1N4 and to Mr. John O'Donnell, Ledingham McAllister Homes Ltd., 800 - 1199 West Hastings Street, Vancouver, B.C., V6E 3T5.

REPORT

1.0 INTRODUCTION

Signalization of the intersection of Cameron Street with the Lougheed Mall driveway has been a component of the transportation network in the Lougheed Town Centre Plan since the Plan was adopted in 1996. A traffic signal has been needed at this location to accommodate vehicle traffic to and from Lougheed Mall and pedestrians crossing Cameron, but until recently, cost sharing from the Mall has not been available.

Recently, however, a Preliminary Plan Application (PPA #02-296) has been approved providing for the further development of Lougheed Mall to include a London Drugs and other stores. In conjunction with this redevelopment, 20-Vic Property Management, representing the owners of the mall, have been working with the City toward intersection and entrance improvements and a bus shelter relocation in addition to the installation of the needed traffic signal and have agreed to fund 100% of the intersection improvements and to cost share 50% of the traffic signal. A traffic signal is warranted at this location and the availability of cost sharing provides an opportunity to implement the traffic signal sooner than otherwise would occur through a future rezoning of the Lougheed Mall property.

As a traffic signal would also benefit the development of the City and privately owned properties north of Cameron, which is currently the subject of Rezoning #03-10 (see sketch 1 *attached*), this report seeks Council authorization for the City to cost share 50% of the traffic signal which amounts to \$93,000 (including GST) to be financed from the Land Assembly and Development component of the 2003 - 2007 Provisional Capital Program.

The applicant for Rezoning #03-10 would be responsible for compensating the City for 50% of its portion of the traffic signal (25% of the total costs) as a servicing requirement of the development given the concurrent timing of the rezoning and access benefits attributable to the development site.

2.0 CAMERON STREET LOUGHEED MALL DRIVEWAY INTERSECTION

The intersection of Cameron Avenue at the Lougheed Mall driveway is currently unsignalized and the north entrance/exit is subject to high traffic volumes turning into and out of the mall. These volumes have increased in recent years with the continuing development of the mall including a WalMart, London Drugs and other stores.

As shown below, signalization of Cameron Street at the driveway would improve safety for vehicles making left turns into and out of the driveway. A signal would also significantly increase the safety of pedestrians crossing Cameron between the Mall driveway and the pedestrian walkway on the north side of Cameron, and transit riders crossing the street to/from the bus stops on both the north and south sides of Cameron. The signal poles would be located with reference to future road requirements associated with the intersection.



3.0 FINANCING

Lougheed Mall has agreed to fund 50% of the traffic signal and 100% of associated upgrading of the intersection to accommodate the traffic signal. The City's 50% share of costs for the traffic signal would be \$93,000 including engineering, contingency and GST. Lougheed Mall will invoice the City for the City's portion of the traffic signal not to exceed \$93,000.

Sufficient Land Assembly Reserves are available to finance this project and this project can be accommodated within the Land Assembly and Development section of the 2003 - 2007 Provisional Capital Program. The Land Assembly Reserves would be reimbursed immediately prior to Final Adoption of Rezoning #03-10.

4.0 CONCLUSION

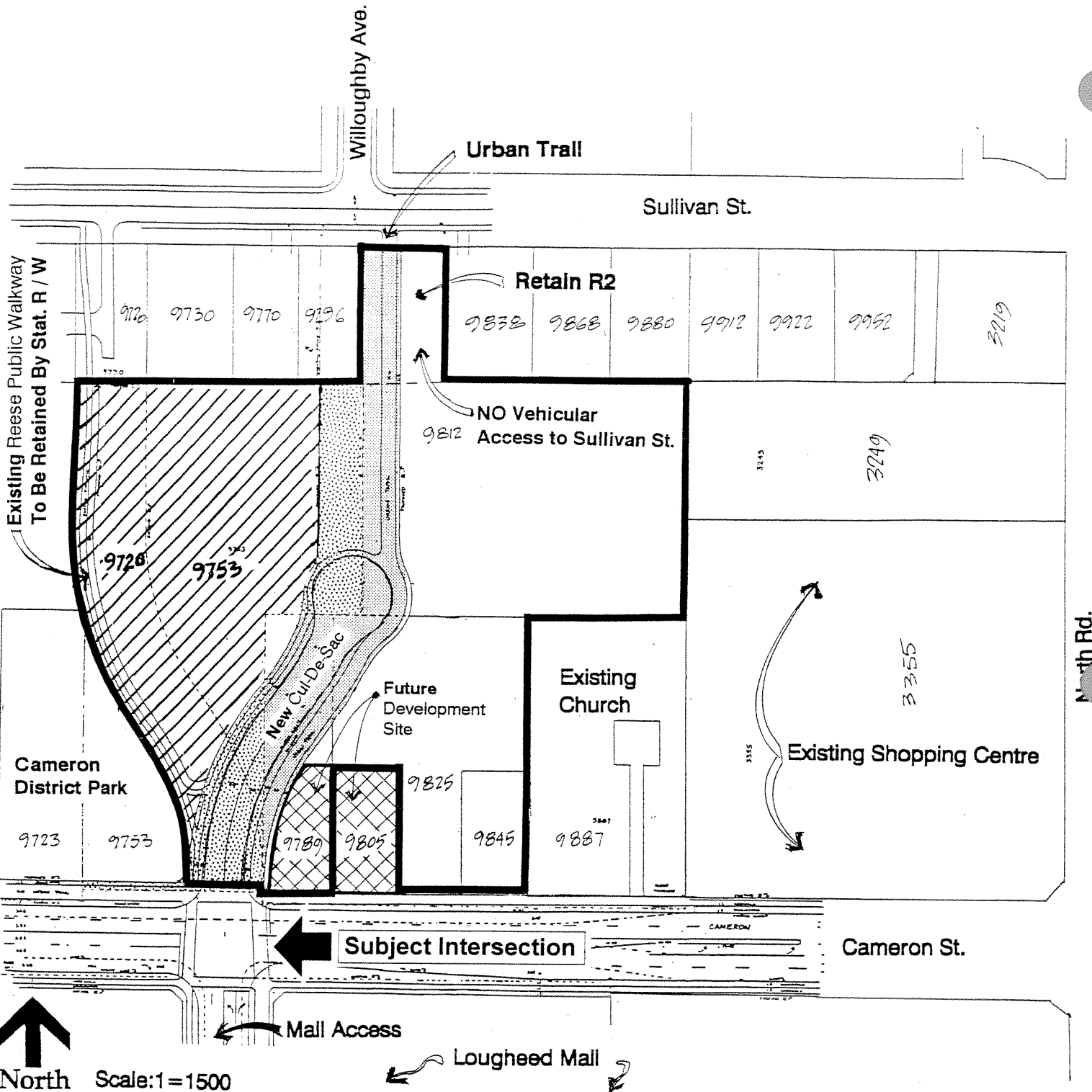
Signalization of the intersection of Cameron at the Lougheed Mall driveway has been identified in the Lougheed Town Centre Plan and is required to accommodate pedestrian crossings of Cameron and vehicles turning in and out of the mall. A recent offer from Lougheed Mall to cost share 50% of the signalization of the intersection presents the opportunity to advance this much-needed improvement. In response to the offer of cost sharing from Lougheed Mall, it is recommended that Council approve the expenditure of \$93,000 as the City's portion (50%) of the costs for the installation of this traffic signal. As the installation of the traffic signal benefits the development of the City and privately owned lands, currently the subject of a rezoning application, these funds would be drawn from Land Assembly and Development component of the 2003 - 2007 Provincial Capital Program and the developer would be responsible for 50% of the City portion (25% of the total costs) of the traffic signal. Repayment to the Land Assembly and Development in the amount of the City's share would be as outlined in this report.



I.S. Belhouse, Director
PLANNING AND BUILDING




RG/jc
Attachment

cc: Director Engineering
Director Finance



**Proposed Development Site
And Road Configuration**

REZONING #03-10

- LEGEND**
-  - Private Property Dedication
 -  - City Lands Dedication
 -  - City Lands Included in Development Site