

Item	03
Manager's Report No.	29
Council Meeting	04/11/22

TO: CITY MANAGER 2004 November 16

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: PL 37500-01 "G"

SUBJECT: **REZONING #04-18 (GLENROBIN): CITY COST SHARE OF TRANSPORTATION SERVICING REQUIREMENTS**

PURPOSE: To request Council approval of the City's cost share of the transportation servicing requirements for Rezoning #04-18.

RECOMMENDATIONS:

1. **THAT** Council approve cost sharing of the transportation servicing for Rezoning #04-18 as outlined in this report.
2. **THAT** a copy of this report be forwarded to A. Bancroft-Jones, Vice President Special Projects, Polygon Developments, Suite 900 - 1333 West Broadway Vancouver, BC, V6H 4C2.

REPORT

1.0 BACKGROUND

Polygon Developments have applied to the City for rezoning to develop a 380-unit multi-family development in the vicinity of Government Street and Halston Court (Rezoning #04-18). The rezoning went to Public Hearing on 2004 August 24 and the Rezoning Bylaw received Second Reading on 2004 September 13.

To assess the transportation improvements required to accommodate the traffic generated by the development, the applicant submitted a traffic study. The development proposes three vehicular accesses; one from Government Street, one from Halston Court and one from Sandalwood Crescent. The traffic study showed the future volume of traffic generated by the development and the impact of this traffic on these accesses and on the surrounding street system. Based on the results of the traffic study, the following road improvements are required to accommodate the development:

- **reconstruction of Government Street from the east property line of the development to west of Halston Court** to accommodate two travel lanes in the eastbound direction and one travel lane and one parking lane in the westbound direction. The inside eastbound traffic lane would provide left turn access into the development. Currently, this section of Government Street provides for two travel lanes (one in each direction) and a parking lane on the north side.

Government Street in this area is designated as a Major Collector (primary). Providing this new standard in conjunction with the development on the north side avoids the higher costs of the City being responsible for widening on the south side at a later date and also results in preserving a number of large deciduous trees which currently provide a buffer between the development and the freeway on the south side.

Figure 1
Rezoning #04-18 Transportation Servicing



- **installation of a traffic signal at Government Street and Halston Court** to provide safe left turn access into and out of Halston Court for the residents of the development and the existing multi-family developments that use Halston Court.

The total cost of these works is estimated at \$585,000 (including 4% net GST). As these improvements would accommodate not only traffic to and from the development, but would also benefit general traffic and existing multi-family developments in the area, the transportation servicing requirements in the initial rezoning report identified cost sharing from the City of Burnaby for the above works. This report is written to seek Council approval to cost share these works with the applicant.

2.0 COST SHARING APPROACH

The City share of the transportation servicing for Rezoning #04-18 has been determined to be \$176,000 (including 4% net GST). This amount includes the following components:

- Road Works \$62,000

The City would pay for 0.9 metre of the total 2.4 metres of pavement widening (including excavation, gravel and asphalt) on the north side of Government Street .

- Street Lights \$30,000

Replacement of the streetlights on Government Street is required to meet current lighting standards. The City would be responsible for 1/3 of the cost of replacement streetlights.

- Traffic Signal \$84,000

The installation of the Government/Halston signal would benefit both existing residents living on Halston Avenue and future residents of the development by providing safe access to and from Government Street. The City's share is proposed at 50 percent of the cost of the traffic signal installation.

Total City Cost Share	\$176,000
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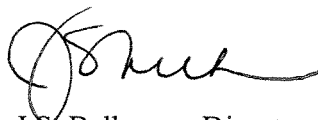
3.0 FINANCING

As the transportation servicing would not be undertaken until 2006, the city's share of these projects, if approved by Council, will be included under the 2006 Major Roads component of the 2005 - 2009 Capital Program. Payment to the applicant would be made on substantial completion in 2006.

As Government Street is not on the TransLink Major Roads Network, the City's portion of these works is not eligible for funding under the TransLink MRN Capital (Minor Roads) Program.

4.0 CONCLUSION

In order to finalize the servicing requirements for the Rezoning #04-18, this report seeks Council approval for the City's cost share of \$176,000 for the transportation servicing for this development. If approved, the City cost share would be included in the 2006 Major Roads component of the 2005 - 2009 Capital Program.



J.S. Belhouse, Director
PLANNING AND BUILDING

RG/jc/sa

cc: Director Finance
Director Engineering

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