
TO: CITY MANAGER **DATE:** 2005 November 22

FROM: DIRECTOR PLANNING AND BUILDING **FILE::** 49500 20
Rez #03-51

SUBJECT: STILL CREEK DRIVE/WILLINGDON LOOP AND RELATED IMPROVEMENTS – CITY COST SHARE

PURPOSE: To seek Council approval for a City cost share contribution towards the Still Creek Drive extension at Willingdon Avenue and related improvements associated with the subject rezoning proposal.

RECOMMENDATIONS:

1. **THAT** Council authorize an expenditure not to exceed \$1,559,525 (inclusive of 7% GST) for the City share of costs for the Still Creek Drive extension at Willingdon Avenue and related improvements, as outlined in this report.
2. **THAT** a Capital Expenditure Bylaw in the amount of \$1,059,525 (inclusive of 7% GST) be brought forward to finance the subject City cost share for the Still Creek Drive extension at Willingdon and related improvements, as outlined in this report.
3. **THAT** Council authorize the execution of a cost sharing agreement with Cape Development Corporation not to exceed \$1,559,525 for the Still Creek Drive extension at Willingdon Avenue and related improvements, as outlined in this report.

REPORT**1.0 BACKGROUND**

On 2005 October 3, Council gave Second Reading to Rezoning Reference #03-51 for the development of a warehouse wholesale/retail, gas bar and office development on Lot 1, and to establish community plan guidelines for future restaurant use on Lot 2 and auto mall or business centre uses on Lots 3 and 4, at Still Creek Drive and Willingdon Avenue (see attached Sketch).

The report submitted to Council on 2005 August 15, which recommended that the rezoning proceed to Public Hearing, advised that the substantial servicing costs for this development included construction of the City's long-sought Still Creek Drive road link, and that staff intended to make a recommendation that the City pay a share of the costs

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for certain servicing items. It was noted that a further report would be submitted with details of the cost-sharing recommendations, once sufficient information was available.

The applicant's engineer has now substantially completed the civil engineering design for the road works and services associated with the development, and the requirements for receipt of Third Reading of the subject rezoning bylaw have been substantially satisfied. Based on the submitted civil design, staff have prepared recommendations for a City cost share contribution. This report outlines the cost share component and seeks Council authorization for the execution of a cost share agreement for the subject City expenditures.

2.0 PROPOSED COST SHARE EXPENDITURES

The City has long sought to achieve the Still Creek Drive road link at Willingdon Avenue and this project was identified within the City's 2005 – 2009 Annual Capital Program and has been advanced for consideration within the upcoming 2006 – 2010 Annual Capital Program. This road link serves the development sites as well as meeting improved access commitments for the remainder of the Slough Estates development. It will be constructed by the developer as part of the servicing required for the proposed subdivision and rezoning. The following contributions by the City, totalling \$1,559,525 (inclusive of 7% GST), are recommended:

2.1 Groundwater Treatment for Still Creek Drive: \$861,000 plus GST

Historical land uses on Lots 3 and 4, and the new Still Creek Drive alignment between, has resulted in debris deposits and soil and groundwater contamination. An Approval in Principle has been obtained from Ministry of Water, Land and Air Protection for a remediation plan to control groundwater at the site by means of a barrier wall combined with encapsulation of the surface (via pavement/buildings and liners) and a long-term pump-and-treat system, with discharge to the sanitary sewer system. The barrier wall will be built around the perimeter of the areas with identified debris on-site, including Lots 3 and 4 (portions of which are being acquired from the City) and the adjacent road right-of-way. The groundwater treatment facility will be located on Lot 4 and constructed as a requirement of the current rezoning and subdivision, prior to development of Lot 4 and the construction of the Still Creek road link between the east and west side of Willingdon Avenue. A covenant will be registered and bonding deposited to ensure that the facility is developed and to ensure permanent responsibility for treatment, maintenance and monitoring by the owners of Lots 3 and 4. Based on the area of the road right-of-way relative to the area of Lots 3 and 4, the City's one-time cost-sharing contribution to cover capital costs as well as operating costs has been assessed at \$861,000 plus GST representing 19.6 percent of estimated total costs in perpetuity, as well as a contribution to the risk assessment study.

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2.2 Willingdon Overpass Stairs: \$112,500 plus GST

Two staircases are being constructed to provide pedestrian linkages from both the east and west sides of the Willingdon Avenue overpass down to Still Creek Drive. These pedestrian staircases which span a considerable vertical separation between Willingdon Avenue and Still Creek Drive are important linkages of the area’s pedestrian network. The staircases will link the Central Valley Greenway and Willingdon Urban Trails at their intersection, provide opportunities for connections to bus transit users, and provide pedestrian access north along Willingdon Avenue over the railway towards the Brentwood Town Centre and SkyTrain Station. As the City has an interest in promoting such pedestrian, transit and bike movements in the Willingdon corridor and to/from developments in the Still Creek area, it is proposed that the City contribute a maximum of \$112,500 to pay for one of the two staircases.

2.3 Southbound Lane – Willingdon Avenue - Still Creek Bridge: \$150,000 plus GST

The Willingdon Avenue bridge over Still Creek is being widened on both the east and west sides to accommodate a six lane standard with sidewalks. As the southbound lane abuts property not owned by the developer, a City contribution of \$150,000 for works on the west side is being recommended in order to complete the necessary works to the required standard.

2.4 B.C. Hydro Undergrounding – Lot 3: \$60,000 plus GST

It is recommended that the City contribute fifty percent to a maximum of \$60,000 for the undergrounding of the B.C. Hydro transmission line in the road ROW and road closure area being sold by the City for incorporation into Lot 3 between Still Creek Drive and Willingdon Avenue. This is the estimated division of City and private land ownership responsibilities.

2.5 B.C. Hydro Transmission Line Relocation: \$184,000 plus GST

The planned future extension of Still Creek Drive through the City works yard site requires relocation of B.C. Hydro transmission line poles, which is best done at the same time the developer pursues the relocation to the west to accommodate the road construction included in the servicing requirements for the development. The City’s cost share to maximum of \$184,000 has been determined based on estimates prepared by B.C. Hydro.

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2.6 Eastbrook Parkway Storm Sewer: \$90,000 plus GST

This contribution is for repair of the existing storm sewer which is the City's responsibility.

The Director Engineering has advised that the servicing estimate for the subject development inclusive of all civil engineering works is \$7.3 million. Of this, \$1,559,525 (\$1,457,500 plus GST) is attributable to the above City cost share components. This report therefore seeks Council authorization for the subject expenditure and cost share agreement not to exceed \$1,559,525 inclusive of GST and all other related costs. With Council authorization, the subject works would be undertaken by the applicant under the standard City servicing agreement with the City contributing payments for completed works to a maximum amount of \$1,559,525. Payments would be made to the applicant as works are completed and accepted by the Director Engineering.

3.0 FINANCING

As outlined above, the final estimate of the City's cost share component for the Still Creek Drive extension at Willingdon Avenue and related improvements is \$1,559,525. Sufficient capital reserves for this expenditure are available. A capital allocation for this project has been advanced for Council's consideration as part of the 2006 – 2010 Provisional Capital Program for expenditure in 2006 and 2007. \$1,059,525 has been included in Major Roads component under the Director Engineering, with the balance of \$500,000 provided for under the Land Assembly and Development component of the Director Planning & Building.

This report seeks Council authorization for the required expenditure, Capital Expenditure Bylaw, and for execution of a cost share agreement with Cape Development Corporation for the Still Creek Drive extension at Willingdon Avenue and related improvements, as outlined in this report.

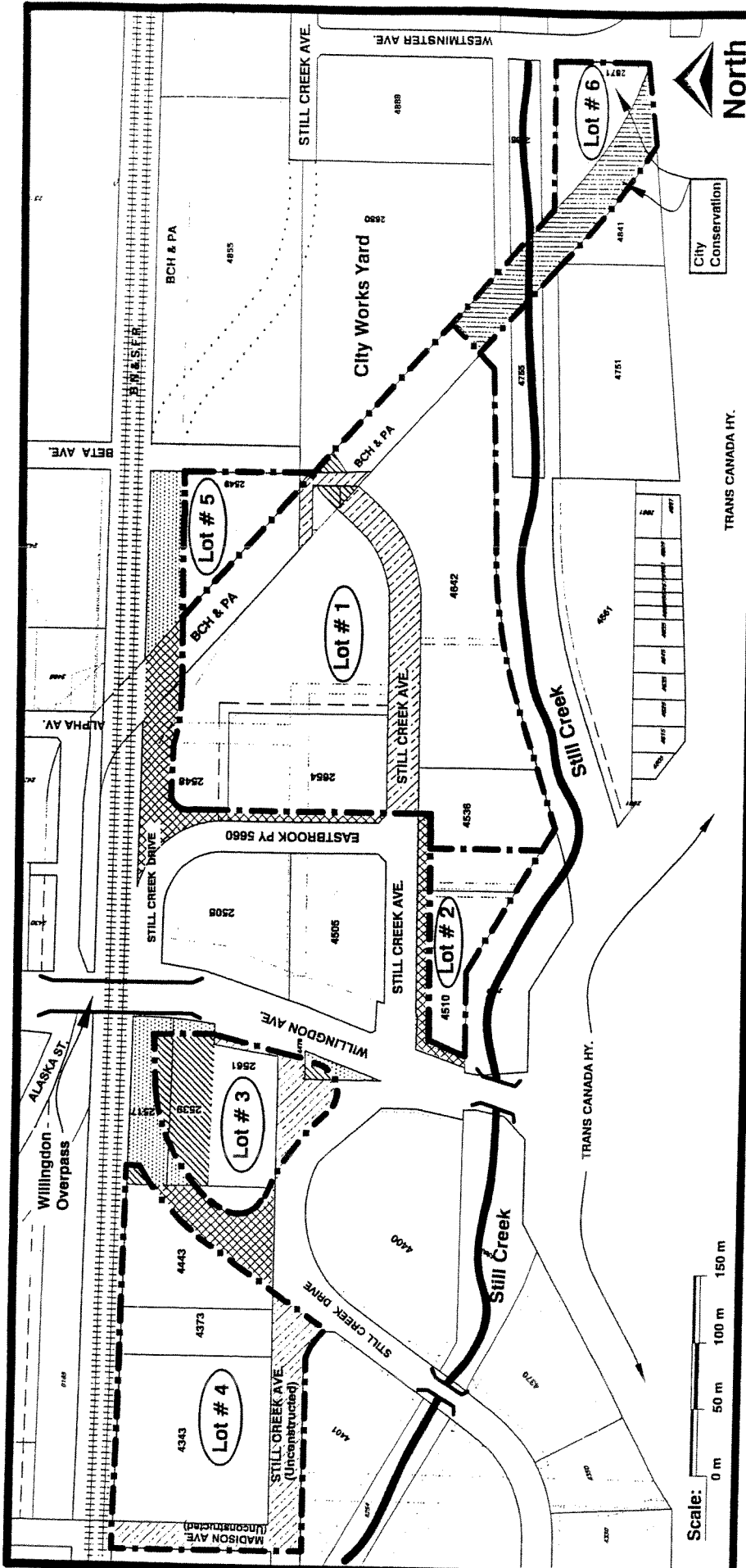


J. S. Belhouse
DIRECTOR PLANNING AND BUILDING

RR:gk

cc: Director Finance
Director Engineering
Director Parks, Recreation and Cultural Services
City Solicitor

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Proposed Development Sites and New Still Creek Drive Alignment





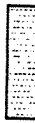
(Rezoning Reference 03 -- 51)



Planning and Building Department

Scale: 1 = 3000
June 8 2005

LEGEND:

-  City Land to be Sold
-  City Land to be Dedicated for Road R / W
-  Private Land to be Dedicated for Road R / W
-  Road R / W to be Closed
-  Land to be Acquired by City

Sketch # 1

