
TO: CITY MANAGER **DATE:** 2006 February 28

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 37500-01
Ref: Government Road

SUBJECT: CAPITAL EXPENDITURE BYLAW FOR THE CITY SHARE OF
 TRANSPORTATION SERVICING COSTS ON GOVERNMENT STREET
 RELATED TO SUBDIVISION REFERENCE #04-46 AND REZONING
 REFERENCE #04-18.

PURPOSE: To request Council approval of a Capital Expenditure Bylaw for the City share of
 the transportation servicing costs associated with the subject development.

RECOMMENDATIONS:

1. **THAT** the City enter into a cost sharing agreement with Polygon Developments not to exceed \$188,320 (inclusive of 7% GST) for the City share of costs related to the transportation improvements on Government Street, as outlined in this report.
2. **THAT** a Capital Expenditure Bylaw in the amount of \$188,320 (inclusive of 7% GST) be brought forward to finance the subject City cost share.
3. **THAT** a copy of this report be forwarded to Rene Rose, Polygon Developments, Suite 900 - 1333 West Broadway, Vancouver, BC, V6H 4C2.

REPORT

1.0 INTRODUCTION

At its regular meeting of 2004 November 22, Council received a report regarding sharing the transportation servicing costs related to Rezoning Reference #04-18, a 380 unit multi-family development in the vicinity of Government Street and Halston Court in the Lougheed Town Centre. Council approved a staff recommendation that the City be responsible for the amount of \$176,000, exclusive of GST, as its share of the total estimated transportation servicing costs of \$585,000.

This report requests Council approval of a Capital Expenditure Bylaw for \$188,320 (inclusive of 7% GST) to pay the developer for the City share of the transportation servicing costs of this development.

2.0 COST SHARING AGREEMENT

The following road improvements, as shown in *Figure 1*, were 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.
- **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 Polygon development, as well as the existing multi-family developments on Halston Court.

**Figure 1 REZONING REFERENCE #04-18
Transportation Servicing**



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As these improvements will accommodate not only traffic to and from the development, but will also benefit general traffic and access to existing multi-family developments in the area, the transportation servicing requirements in the initial rezoning report identified a City cost share component in the amount of \$176,000 (exclusive of GST) of the total transportation servicing costs of \$585,000. This City cost share included the following components:

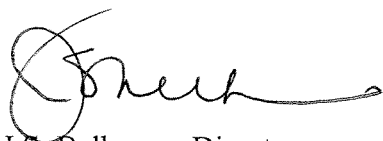
Government Road Works	\$ 62,000
Government Road Street Lights	\$ 30,000
Government/Halston Traffic Signal	<u>\$ 84,000</u>
Total City Cost Share	\$176,000

3.0 FINANCING

The City cost share of \$188,320 (inclusive of 7% GST) for the Government Road improvements is included in the 2006 Budget of the Major Roads component of the 2006-2010 Provisional Capital Program, funded from repayable capital reserves.

4.0 CONCLUSION

The transportation servicing for the multi-family housing development near Government Street and Halston Court (Subdivision Reference #04-46, Rezoning Reference #04-18) is nearing completion. In accordance with a cost sharing approach endorsed by Council in 2004 November under Rezoning Reference #04-18, this report seeks Council authorization for the required Expenditure Bylaw and cost share agreement with the developer, Polygon Developments.



J.S. Belhouse, Director
PLANNING AND BUILDING

RG:je

Copied to: Director Finance
Director Engineering
City Solicitor
City Clerk

