



Item .....
Meeting ..... 2010 Feb 15

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2010 February 9

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20  
*Reference: Rez #07-57  
X-Ref SUB #08-35*

**SUBJECT: CITY SERVICING COST SHARE AND DEDICATION:  
ROADWORKS AT STRIDE AVENUE RAVINE PARK  
REZONING REFERENCE #07-57; SUBDIVISION REF. #08-35**

**PURPOSE:** To seek Council approval for the City's share of costs for the improvement of Edmonds Street and Griffiths Drive adjacent to Stride Avenue Ravine Park in conjunction with the required servicing for Rezoning Reference #07-57, and dedication of a portion of 7007 18<sup>th</sup> Avenue and 7008 Edmonds St.

**RECOMMENDATIONS:**

1. **THAT** Council authorize an expenditure not to exceed \$381,882 (inclusive of engineering fees, contingency and HST) for the City's share of costs for the improvement of Edmonds Street and Griffiths Drive adjacent to Stride Avenue Ravine Park, as outlined in this report.
2. **THAT** a Capital Expenditure Bylaw in the amount of \$312,372 (inclusive of engineering fees, contingency and HST) be brought forward to finance the subject City cost share, as outlined in this report.
3. **THAT** Council authorize execution of a cost sharing agreement with Reflections Communities Ltd., Inc. No. 0760507 for the subject City cost share, as outlined in this report.
4. **THAT** Council authorize dedication of 206.5 m<sup>2</sup> from 7007 18<sup>th</sup> Avenue and 7008 Edmonds Street.

**REPORT**

**1.0 BACKGROUND**

On 2009 February 16, Council gave Consideration and Third Reading to Rezoning Reference #07-57 to permit a residential high-rise tower and street fronting townhouses, and to expand Stride Avenue Ravine Park. The rezoning and related subdivision of the site (Subdivision Reference #08-35) are nearing completion (see **attached** sketch).

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The report recommending that the subject rezoning proceed, as endorsed by Council on 2008 July 21, noted that the servicing requirements included “upgrading of the Edmonds Street frontage to a full urban standard including new curb, median, separated sidewalk, boulevard with street trees, and street lighting, with cost-sharing by the City to continue the upgrading across the existing adjacent park properties (7008 and 7020 Edmonds Street) including intersection with Griffiths Drive”.

The applicant’s engineer has now substantially satisfied the requirements of Subdivision Reference #08-35. Based on the civil design, final estimates for the City cost share contribution have been completed. This report outlines the cost share component and seeks Council authorization for the subject expenditure and cost share agreement. It also seeks authorization for the associated dedication of City lands occupied by an existing sidewalk.

## **2.0 PROPOSED COST SHARE EXPENDITURES**

The applicant is responsible for all servicing associated with the development and its frontages on 18<sup>th</sup> Street and Edmonds Street, including the frontage of 7030 Edmonds Street which provides density but is being transferred to the City for park use. As noted above, the City is responsible for upgrading across the adjacent existing park properties (7008 and 7020 Edmonds Street) and the intersection with Griffiths Drive including a feature marking the crossing of Byrne Creek. The estimate for the City share of the works (inclusive of engineering fees, contingency and HST) totals \$333,722.

Deposits for future works made by developers for previous subdivisions adjacent to the subject site will be applied to these works – specifically \$21,350 for the City portion and \$48,160 for the developer’s portion of works on Edmonds Street.

Accordingly, this report seeks Council authorization for the subject expenditure and cost share agreement not to exceed \$381,882 (the City’s \$333,722 share of the works plus the \$48,160 funds on deposit held by the City for the developer’s share of the works). With Council authorization, the subject works would be undertaken by the applicant. Payments would be made to the applicant as works are completed, inspected and accepted.

## **3.0 FINANCING**

A sufficient capital allocation for the \$312,372 roadworks expenditure (the City’s \$333,722 share of the roadworks minus the \$21,350 funds on deposit for the City’s share) is available within the 2010 – 2014 Provisional Capital Program under the Major Roads component.

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An overview of the amounts outlined above is provided in the following table:

	<b>Expenditure Authorization</b>	<b>Bylaw Amount</b>
City Cost Share	\$333,722	\$333,722
Funds on Deposit (City’s share)		(\$ 21,350)
Funds on Deposit (Developer’s share)	\$ 48,160	
	<b>\$381,882</b>	<b>\$312,372</b>

This report seeks Council authorization for the required expenditure and cost share agreement for the City’s share of costs for upgrading of Edmonds Street and the intersection with Griffiths Drive including a feature marking the crossing of Byrne Creek.

**3.0 DEDICATION**

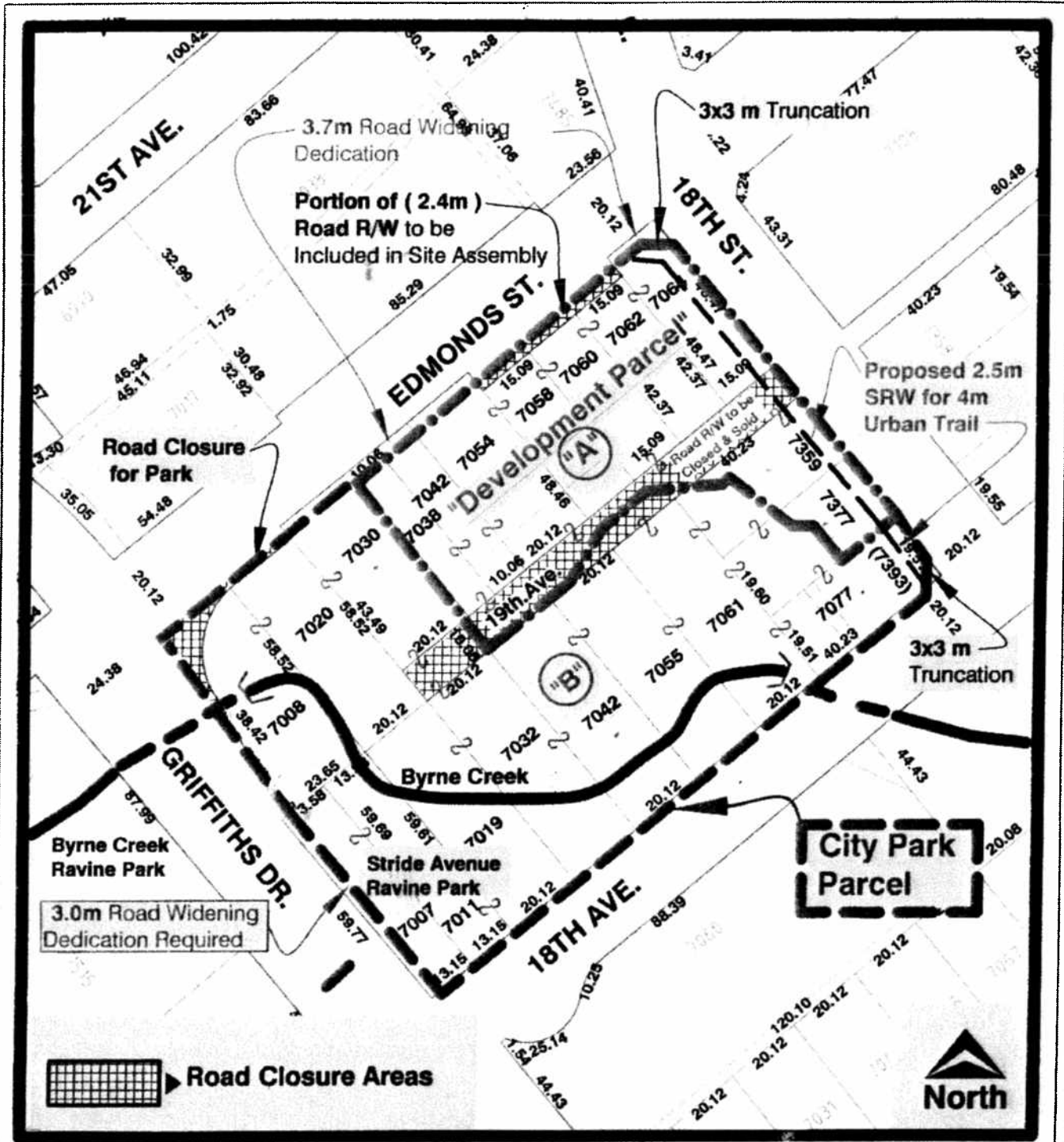
It has been ascertained that a portion of the existing sidewalk on the northeast side of Griffiths Drive has been constructed outside the road right-of-way on the adjacent portion of the City properties at 7007 18<sup>th</sup> Avenue and 7008 Edmonds Street. It is therefore recommended that the subject 206.5m<sup>2</sup> area of those properties along Griffiths Drive (see **attached** sketch) be dedicated as road before they are consolidated with the remainder of the Stride Avenue Ravine Park properties in this block.



B. Luksun, Director  
 PLANNING AND BUILDING

RR:gk  
 Attach

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



**Planning and Building Department**

Scale: 1 = 1500

Subdivision Reference #08 -- 35

Drawn By: J.P.C.

REZONING REFERENCE # 07 -- 57

Date: September 2008