

NO: R230

COUNCIL DATE: December 14, 2009

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 11, 2009**

FROM: **General Manager, Engineering**

FILE: **7805-0120-00**

SUBJECT: **West Douglas Storm Outfall – Development Coordinated Works**

RECOMMENDATION

The Engineering Department recommends that Council authorize funding to an upset amount of \$1,593,000 from the Drainage Development Coordinated Works (DCW) account to reimburse Quadri Properties Ltd. for the costs to construct the West Douglas Storm Outfall.

INTENT

The purpose of this report is to obtain Council approval to reimburse Quadri Properties Ltd. for the costs to construct the West Douglas Storm Outfall.

BACKGROUND

At the Regular Council Public Hearing meeting on November 19, 2007, Council granted third reading to Rezoning By-law No. 16443 to allow the subdivision of land north of Zero Avenue at 170 Street into 47 compact single family lots as illustrated in the attached Appendix I. The developer, Quadri Properties Ltd. will be entering into a Servicing Agreement with the City to service the subject subdivision, which will be the first to proceed within the west catchment of the Douglas Neighbourhood Concept Plan. As such Quadri will be constructing significant infrastructure in the area including the West Douglas Storm Outfall. Due to the magnitude of the work and related reimbursement, Council authorization is required.

DISCUSSION

The West Douglas Storm Outfall is included in the City's 10-Year Servicing Plan to provide service to new development in the West Catchment of the Douglas NCP. It will reduce the risk of flooding through the Peace Arch Golf Course and along the Campbell River. In 2010, the Provincial Ministry of Transportation & Infrastructure and the Ministry of Environment's Parks Department are undertaking works at Peace Arch Park, and it is practical to coordinate the proposed outfall work with this other construction work to minimize disruption in the area. The developer, Quadri Properties Ltd. has agreed to front-end the cost of the West Douglas Storm Outfall as part of their Servicing Agreement with the City, provided they are reimbursed through a Development Coordinated Works Agreement.

Based on current estimates, the total cost of the West Douglas Storm Outfall, inclusive of engineering costs, contingency and GST, is \$1,593,000. Staff has undertaken a thorough review of this cost estimate and is satisfied that it is reasonable given the scope of the work and current construction costs. Drainage DCC funds will be collected from other development in this NCP area over time to recover the cost of Storm Outfall.

The proposed works will be subject to a competitive open tendering process with the results reviewed by City staff to confirm that the bid and contract award process reflects the City of Surrey purchasing policy and the prices represent good value for the DCC expenditures / reimbursements that are contemplated. A reimbursement of the costs of constructing the West Douglas Storm Outfall up to the upset amount will be made to Quadri Properties Ltd. once the work is completed and the City has received certification from the Engineering consultant of actual cost.

Funding

Funding is available in the 2009 Engineering Budget to cover the costs of the subject works subject to reimbursement over time as other development in the benefitting area of the Douglas NCP occurs.

CONCLUSION

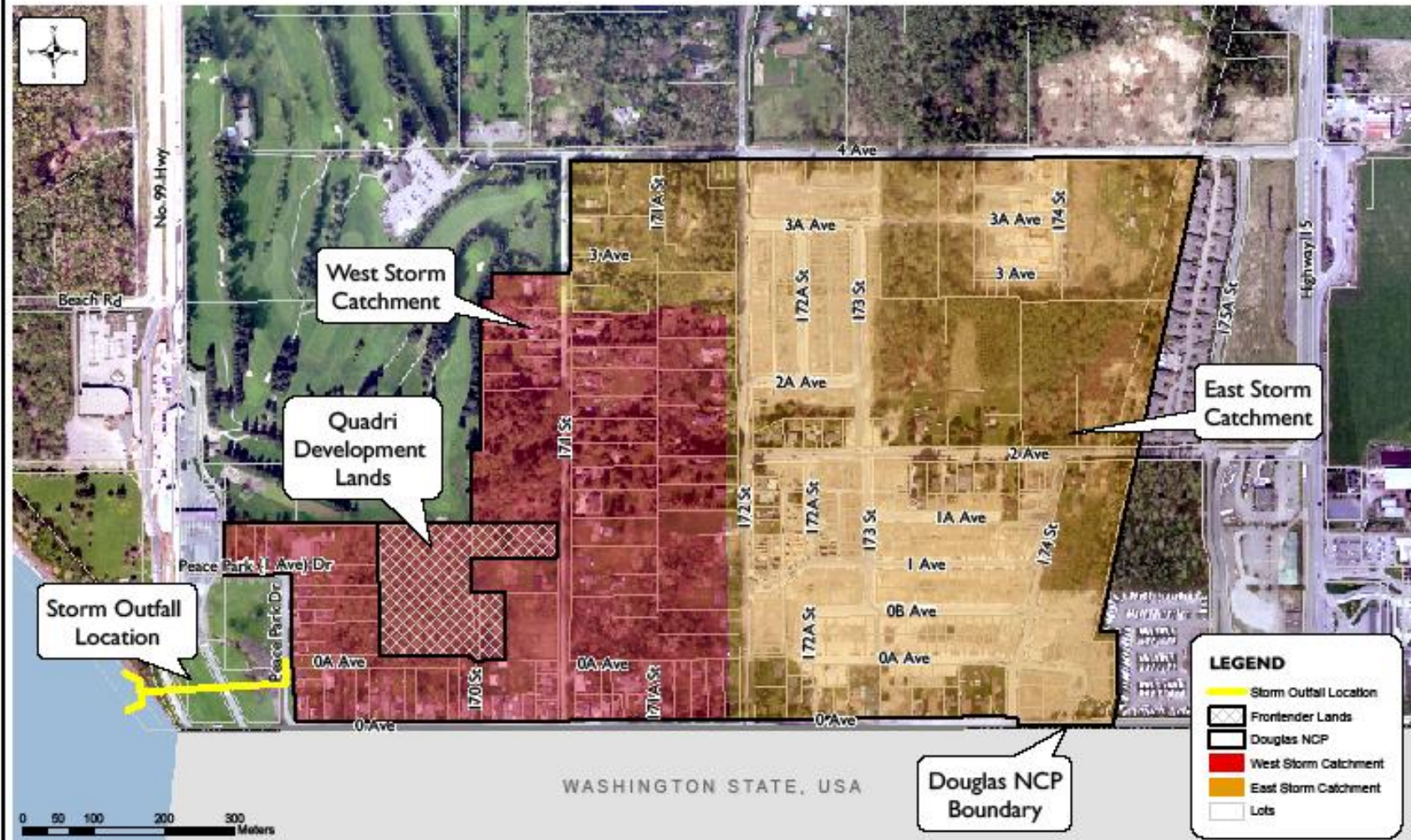
Based on the above discussion, it is recommended that Council authorize funding to an upset amount of \$1,593,000 from the Drainage Development Coordinated Works (DCW) account to reimburse Quadri Properties Ltd. for the costs to construct the West Douglas Storm Outfall.

Vincent Lalonde, P.Eng.
General Manager, Engineering

SSL/RD/RAW/brb/jkb:kd

Appendix I - Douglas NCP and Storm Catchment Areas

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: December 2, 2009, AIV

Date of Aerial Photography: September 2009



DOUGLAS NCP BOUNDARY AND STORM CATCHMENT AREAS

GIS SECTION

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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