

NO: R042

COUNCIL DATE: March 12, 2018

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 8, 2018**

FROM: **General Manager, Engineering** FILE: **7813-0154-00**
XC: **3150-05**

SUBJECT: **Reimbursements for Construction of 22 Avenue and Drainage Corridor
Dedication on 166 Street**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Authorize the Development Coordinated Works reimbursement to Prime West Development Corporation for the construction of the north side of 22 Avenue between 165 Street and 166 Street to an upset limit of \$480,000.00 (including GST); and
2. Authorize the Drainage Development Cost Charge reimbursement to Prime West Development Corporation for the dedication of drainage corridor on 166 Street adjacent to the development to an upset limit of \$33,600.00 (including GST).

BACKGROUND

The Developer, Prime West Development Corporation ("Prime West"), is rezoning and sub-dividing 2190 - 165 Street into 19 single-family lots as part of development application 7813-0154-00 as illustrated on the map attached to this report as Appendix "I."

DISCUSSION

As part of the servicing requirement, Prime West is required to construct the south side of 22 Avenue and dedicate the drainage corridor on 166 Street along the development frontages.

22 Avenue

Prime West has agreed to also complete the north side of 22 Avenue between 165 Street and 166 Street fronting the Sunnyside Saddle Club Park subject to reimbursement by the City. The road works will consist of asphalt pavement, concrete curb and gutter, street lighting, street trees in the boulevard, and multi-use pathway.

Prime West's Engineer has submitted a cost-estimate for the design, construction, inspection and administration of the road works in the amount of \$436,293.00 (including GST). Staff have reviewed the cost estimate and confirm that the value is appropriate.

Drainage Corridor

A key component of the overall proposed stormwater management concept of the Sunnyside Heights Neighbourhood Concept Plan (“NCP”) is the use of a network of stormwater corridors in lieu of traditional detention ponds. These drainage corridors provide water quality treatment, promote groundwater infiltration recharging any local groundwater tables in the area, and serve as detention to slow down and reduce run-off and erosion into Fergus Creek.

The Sunnyside Heights NCP servicing strategy included partial reimbursement for the land cost of these drainage corridors. Due to the estimated Drainage Development Cost Charge (“DCC”) shortfall for this NCP, the DCC reimbursement rate was assessed to be 40% of the cost for the land needed for the drainage corridor network. In 2010, the original NCP used a land cost of \$750,000 per acre for the DCC reimbursement. In 2016, to reflect rising market values, the land cost was increased to \$2,000,000 per acre. By carrying through the 40% reimbursement rate, this results in a Drainage DCC reimbursement rate of \$800,000 per acre.

The Developer will be dedicating 0.042 acre of land for the drainage corridor on 166 Street along the development frontage, and is entitled to be reimbursed \$33,600.00 from the Drainage DCC in accordance with Section 4.7.5 of the NCP and the 10 Year (2017-2026) Servicing Plan based on a reimbursement rate of \$800,000 per acre.

SUSTAINABILITY CHARTER / CONSIDERATIONS

The proposed works and funding strategies to which this report refers support the objectives of the City’s Sustainability Charter 2.0. In particular, these works relate to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, Economic Prosperity and Livelihoods, and Infrastructure. Specifically, this project supports the following Desired Outcomes and Strategic Directions:

- Neighbourhoods and Urban Design DO4: Surrey’s neighbourhoods are safe, accessible, well-connected, walkable and bike friendly;
- Neighbourhoods and Urban Design SD4: Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods;
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Neighbourhoods and Urban Design SD3: Integrate natural areas, ecosystems, and green areas in all neighbourhoods;
- Transportation Safety DO9: Transportation network supports and provides safe mobility for all ages and abilities;
- Transportation Safety SD8: Ensure all public infrastructure is built and maintained to ensure community safety and well-being for all ages and abilities;
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations; and
- Transportation SD11: Ensure the delivery of safe and accessible infrastructure, programs and education to support walking, cycling and transit for all residents.

FUNDING

Funding for the Development Coordinated Works is available in the approved 2018 Parks, Recreation & Culture Department budget. Payment will be processed upon completion of the works and receipt of the certification of the final costs. The Engineering Department may permit an interim release at the discretion of the General Manager, Engineering, due to the large amount of the Development Coordinated Works reimbursement.

Payment for the Drainage DCC reimbursement will be processed upon the registration of the Subdivision Plan and written request by Prime West.

CONCLUSION

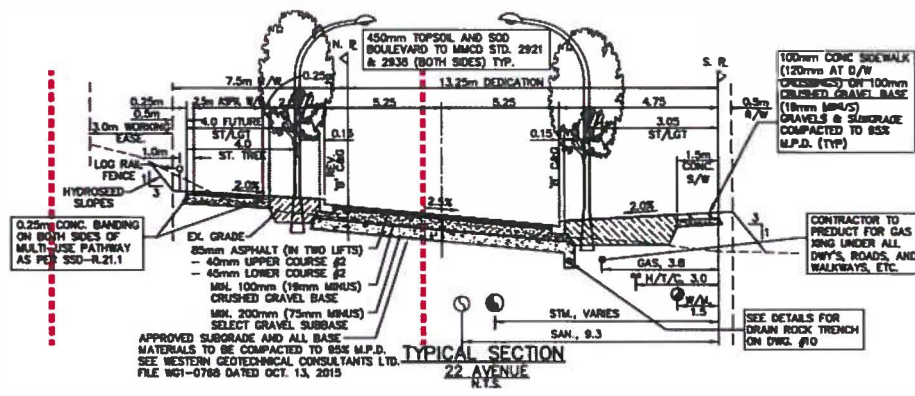
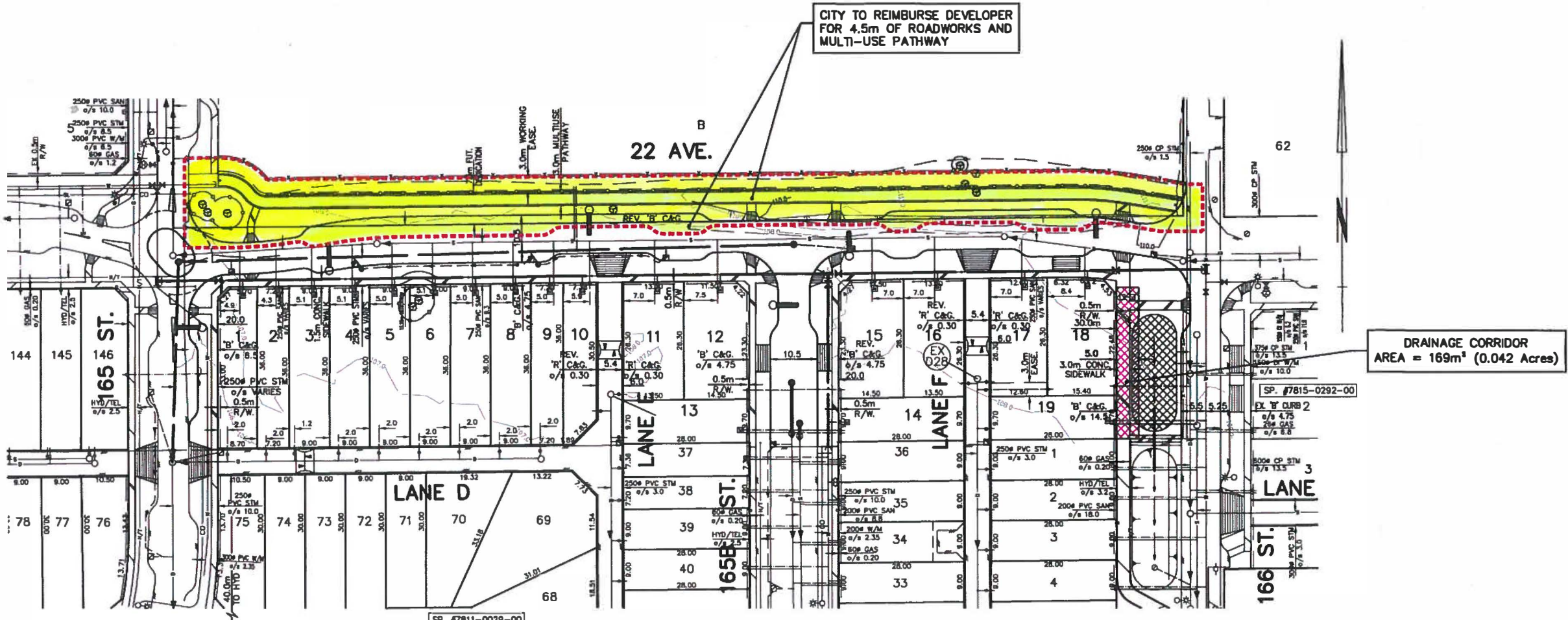
The Engineering Department recommends that Council:

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Fraser Smith, P.Eng., MBA
General Manager, Engineering

SSL/ggg

Appendix "I" Map of Location



LEGEND OF SYMBOLS:

- EXISTING PROPOSED
- IRON PROPERTY PIN
 - BENCH MARK (GEODETIC)
 - TEMPORARY BENCH MARK (GEODETIC)
 - PAVEMENT & CURBS
 - GRAVEL
 - SIDEWALK
 - ASPHALT SIDEWALK
 - SAN. SEWER MH & INSPECTION CHAMBER
 - STM. SEWER MH, INSPECTION CHAMBER & SLOTTED LID MH
 - CATCH BASIN - SIDE INLET & TOP INLET
 - LAWN BASIN (450A, UNLESS OTHERWISE NOTED)
 - FRENCH DRAIN
 - DITCH
 - STRALE
 - WATERMAIN & SERVICE CONL
 - HYDRANT; WATER METER
 - WATER VALVE; AIR VALVE
 - PERMANENT BLOW OFF; TEMPORARY BLOW OFF
 - UNDERGROUND B.C. TELEPHONE
 - UNDERGROUND B.C. HYDRO
 - STREET LIGHT & TRAFFIC SIGNAL U/G DUCTS
 - GAS MAIN
 - UTILITY POLE; UTILITY POLE WITH LIGHT
 - ORNAMENTAL STREET LIGHT - POST TOP
 - ORNAMENTAL STREET LIGHT - DAWT
 - JUNCTION BOX
 - CONTOURS
 - FINISHED GRADES (M = MEET EXISTING GRADE)
 - DIRECTION OF GRADING
 - MIN. SLAB ELEV. FOR SLAB ON GRADE OR MIN. ELEV. OF UNDERSIDE OF FLOOR JOISTS
 - STORM AND/OR SANITARY INVERT AT E (PLAN)
 - DEPTH OF CONNECTION INVERT
 - STORM AND/OR SANITARY INVERT AT E (PROFILE)
 - OVERHEAD HYDRO/TEL
 - UNDERGROUND HYDRO/TEL

LEGAL DESCRIPTION:
LOT 7, BLOCK 3, SECTION 13, TP 1
N.W.D. PLAN 16260

BENCHMARK:
SURREY MONUMENT #3125 ON 166 STREET
NEAR ADDRESS #2186. ELEV. = 107.608m

REV. DATE	DR. APP. CLIENT	DRAWING TITLE	TITLE	KEY PLAN	PROJECT NO.
A 30.08.17 NOTES ADDED	P.L.B. V.W. PRIME WEST DEVELOPMENT CORP.	KEY PLAN	SCALE 1:500	DATE MAR., 2016	7813-0154-00
B 25.10.17 REVISED PER CITY COMMENTS	P.L.B. V.W. #13-12800 BATHGATE WAY, RICHMOND, B.C., V6V 1Z4 PH. (604)377-1967 FAX. (604)270-0443		DRAWN P.L.B.	FB. PG.	DRAWING NO.
	PROJECT 2196 - 165 STREET		DESIGN V.W.	CHECKED J.N.	SHEET NO. 2 OF 12
					JOB NO. 6834



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