

City of Nanaimo
2015 Early Approval List

1) Projects for Council's consideration at Jan 21, 2015 Special COW Meeting			2014 - 2018 Financial Plan	DRAFT 2015 - 2019 Financial Plan			
#	Section	Project Name	2015 Budget \$	DRAFT 2015 Budget	Funded from General Revenues	Early Approval Budget Requested	Additional Information
1	Community Development	1 Port Drive Environmental Site Analysis	-	210,000	150,000	210,000	
2	Community Development	Waterfront Remediation Project	-	400,000	-	400,000	
3	Culture and Heritage	Bastion Bldg Upgrades	-	52,000	52,000	52,000	Need to start early so work is completed before summer season
4	Fire	Fire Headquarters: Roof	-	107,006		107,006	Need to tender early so work can be completed during good weather
5	Drainage	Storm Sewer Standards Update	-	50,000	50,000	50,000	To maintain momentum in project as staff have already started the update using internal resources. Next phase will require the hiring of a consultant.
6	Drainage	Sherwood Dr DR: King Richard Int	-	78,000	78,000	78,000	Plan to construct following completion of 2014 Sherwood project
7	Drainage	2300 Extension Rd DR	-	30,000	30,000	30,000	Required to keep City Construction crew working
8	Drainage/ Transportation	Departure Bay Seawall and Utility Project	-	687,000	-	40,000	To ensure design is complete in time for construction in fall
9	Sewer	Sanitary Sewer Study: Chase River Pump Station and Forcemain Routing Study	-	75,000		75,000	Early approval required to keep project on schedule. Routing study is anticipated to take a year to complete and needs to be done in advance of 2017 construction of PS and FM.
10	Sewer	DCC SS19: Millstone Buttertubs Easement	-	1,311,000		1,311,000	Six months construction time. January tender to take advantage of contractor availability and pricing
11	Sewer	Victoria Rd SS: Kennedy to Needham	-	35,000		35,000	Design currently underway - geotech retained
12	Sewer	Cedar Road PS Upgrades	-	350,000		350,000	Design work and tendering need to be done early in year so construction can occur during low flows in August.
13	Water	Wills Road WM: @4900 Wills Road	-	217,000		217,000	Need to complete to allow time for Road Rehab. Required to keep City construction crew working
14	Water	Glen Cres & Viostko Pl WM	-	136,000		136,000	Required to keep City Construction crew working
15	Water	Old Victoria Rd WM: Aebig to 1119 Old Victoria	-	305,000		305,000	Part of concurrent project, this portion is not cost shared by Ministry
16	Water	DCC WS41 (100% Growth): #1 RES to College Pk Dup Supply WM - New	-	540,000		300,000	RFP has been authorized and consultant is anticipated to be selected early in the new year. RFP will be covered by 2014 budget and partially from 2015 budget
			-	4,583,006	360,000	3,696,006	

2) Projects approved at Jan 12, 2015 COW meeting			2014 - 2018 Financial Plan	DRAFT 2015 - 2019 Financial Plan			
#	Section	Project Name	2015 Budget \$	DRAFT 2015 Budget	Funded from General Revenues	Early Approval Budget Requested	Additional Information
1	Arenas	Cliff McNabb: Facility Amenities	200,000	200,000		200,000	Need to tender in January so boards can be ordered and built in time for installation during end of July shutdown
2	Drainage	Drainage: Infrastructure Condition Assessment Program	50,000	50,000	50,000	50,000	In order to ensure that results are available in time to be considered in the project planning process that begins in March of each year for the following 10 years.
3	Drainage	Drainage Share Road Rehab Program	60,000	60,000	60,000	60,000	Funds required to support Road Rehab projects
4	Drainage	Wakesiah Ave DR: Woodstave at 270 Wakesiah	170,000	160,000	-	160,000	Early tender to take advantage of good construction pricing
5	Drainage	Beaufort Park Area DR	340,000	100,000	100,000	100,000	Nine months constructions time. Need to tender in January to take advantage of contractor availability and pricing
6	Drainage	Juniper St DR: 229 Juniper to Stewart	76,000	100,000	100,000	100,000	Required to keep City Construction crew working

2) Projects approved at Jan 12, 2015 COW meeting

			2014 - 2018 Financial Plan	DRAFT 2015 - 2019 Financial Plan			
#	Section	Project Name	2015 Budget \$	DRAFT 2015 Budget	Funded from General Revenues	Early Approval Budget Requested	Additional Information
7	Fire	Firefighting Equipment	31,500	53,000	53,000	16,000	Timing issue - all 81 firefighters must be trained on new machines before they can be placed in service
8	IT and Legislative Services	Corporate Storage File Replacement	145,000	120,000	-	120,000	
9	Parks	Merle Logan Artificial Turf	500,000	590,000		590,000	Need to tender early to secure installation time in July
10	PW Yard	PW Roof Replacement	238,000	254,900	-	254,900	Need to tender early so work can be completed during good weather
11	Sewer	Sewer Infrastructure: Monitoring, Calibration & Upgrades	35,000	35,000		35,000	Ensure operation of monitoring stations
12	Sewer	Sewer Infrastructure: Investigation/Condition Assessment Program	190,000	190,000		190,000	An early start is required to meet target of assessing 20 km of pipe. As well, an early start ensures the results are available for use in the project planning process that begins in March of each year for the following 10 years.
13	Sewer	Sanitary Sewer Share: Road Rehabilitation	200,000	200,000		100,000	Funds required to support Road Rehab projects
14	Sewer	Sanitary Sewer: Designs	60,000	60,000		30,000	Unallocated design funding for scope changes to projects
15	Sewer	Beaufort Park Area SS	2,508,924	2,000,000		2,000,000	Nine months constructions time. Need to tender in January to take advantage of contractor availability and pricing
16	Transportation	Sidewalks - Power Washing Downtown Area	35,000	50,000	50,000	50,000	Planning on completing work in April in advance of first cruise ship arriving end of May
17	Transportation	Street Designs and Studies	100,000	100,000	100,000	50,000	Unallocated design funding for scope changes to projects
18	Transportation	Major Road Rehab Program	1,100,000	709,000	709,000	643,000	Paving program begins in late March, early April
19	Transportation	Local Road Paving Program	500,000	362,900	362,900	42,000	Paving program begins in late March, early April
20	Transportation	Boundary Ave Corridor and Utility Project	-	923,500		923,500	Nine months constructions time. Need to tender in January to take advantage of contractor availability and pricing
21	Transportation	DCCR94 (50% Growth) Isl Hwy/Old Victoria /Haliburton: Traffic Signals	-	200,000	100,000	200,000	Traffic signals are a cost share with Ministry of Highways. Ministry wants a MOU for the City's contribution, if City is not going to proceed with project need to advise Ministry asap in new year.
22	Water	Water Share - Road Rehabilitation	300,000	300,000		150,000	Funds required to support Road Rehab projects
23	Water	Beaufort Park Area WM	843,000	1,325,000		1,325,000	Nine months constructions time. Need to tender in January to take advantage of contractor availability and pricing
24	Water	Juniper & St, George Utility Upgrade	300,000	615,000		615,000	Required to keep City Construction crew working
25	Water	Townsite and Boundary PRV	150,000	150,000		150,000	Nine months constructions time. Need to tender in January to take advantage of contractor availability and pricing
26	Water	Extension Rd WM: Duke Pnt Supply	319,550	425,000		425,000	Required to keep City Construction crew working
27	Water	Fourth St: Wakesiah to Harewood	110,000	60,000		60,000	Planning to start work on design before May for workload balancing
28	Water	Boundary Ave Corridor and Utility Project	217,000	456,600		456,600	Nine months constructions time. Need to tender in January to take advantage of contractor availability and pricing
			8,778,974	9,849,900	1,684,900	9,096,000	
			8,778,974	14,432,906	2,044,900	12,792,006	

1 Port Drive - Dock Demolition Project Summary Sheet

Concurrent Project: Remediation of 1 Port Drive

Components: 30054 Demolition of Former CP Ferry Dock

Budget:	Demolition of Former CP Ferry Dock	\$ 400,000
		<u>\$ 400,000</u>

Funding:	PILT (Payment in Lieu of Taxes from NPA)	\$ 400,000
		<u>\$ 400,000</u>

Included in year 2 (2015) of 2014 - 2018 Financial Plan: No

Asset Category:

Reason for Early Approval: The dock demolition tender will achieve a more competitive price if the work is completed prior to the busy summer months. The NPA has also indicated that it would be preferable for the work to take place outside of the busy summer months as the harbour is busier and there is more wake which will make the demolition more challenging.

Project Description: The City budgeted \$800,000 in 2014 to demolish Island Pallet Solutions and to demolish the former CP Ferry Dock. The Island Pallet work has been completed. The demolition of the former CP Ferry Dock did not take place as approvals from DFO and senior levels of government were needed. These approvals have now been secured and the project could be tendered shortly.

Project Map:



Dock to be Demolished

1 Port Drive - Environmental Remediation Project Summary Sheet

Concurrent Project: Environmental Remediation of 1 Port Drive

Components: 30041 Detailed Risk Assessment (Continuation of Detailed Site Investigation)

Budget:	Detailed Risk Assessment	\$ 210,000
		<u>\$ 210,000</u>

Funding:	General Revenue	\$ 150,000
	Green Municipal Fund Grant (Environmental Work)	<u>\$ 60,000</u>
		<u>\$ 210,000</u>

Included in year 1 of 2014 - 2018 Financial Plan: Yes

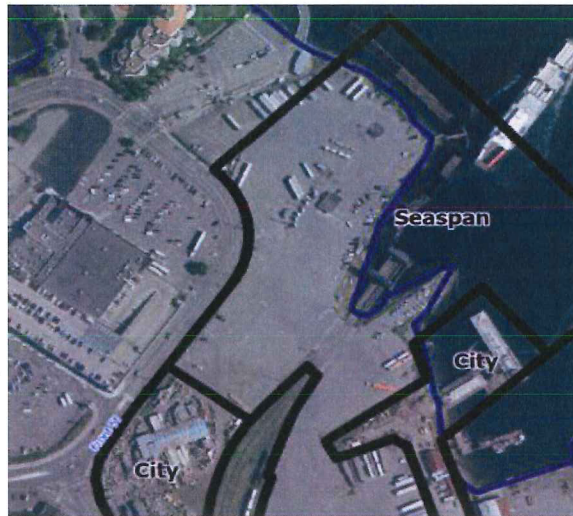
Asset Category:

Reason for Early Approval: The environmental consultants have identified the need to examine the site on a seasonal basis which requires the Detailed Risk Assessment to commence in the spring of 2015. An early approval will enable the project to continue with its momentum and expedite the removal of barriers for redevelopment.

Project Description:

The Detailed Site Investigation of 1 Port Drive identified the location and type of contamination on the property. The next phase of the work is a Detailed Risk Assessment which sets out how to manage the contamination. The work is required to enable future subdivision and development on the property. The project is partially supported by a grant from the Federal Governments Green Municipal Fund.

Project Map:



Culture and Heritage Project Summary Sheet

Project: I/O 40149 Bastion Building Upgrades

Budget: \$ 52,000

Funding: General Revenue

**Included in year 2 (2015) of 2014
- 2018 Financial Plan:** No

Reason for Early Approval: To ensure work is completed before busy summer season

Asset Category: Renewal

Project Description: The project consists of two components - exterior painting and installation of new pavers.

The entire exterior of the Bastion will be painted including prefinished flashing and handrails.

Replacement of the 2x2 concrete pads around the Bastion with new pavers. The old concrete pads have deteriorated and are now a safety hazard. Plumbing is located in the ground so pavers will allow access if work every needs to be completed.

Engineering and Public Works Project Summary Sheet

Concurrent Project: Extension Rd WM: Duke Point Supply

Components: P-5213 2300 Extension Rd Drainage
P-7284 Extension Road WM: Duke Point Supply

Budget:	Drainage	\$ 30,000
	Water Distribution - approved by Council January 12, 2015	\$ 425,000
		<u>\$ 455,000</u>

Funding:	General Taxation	\$ 30,000
	Water Reserves	\$ 425,000
		<u>\$ 455,000</u>

Included in year 2 (2015) of 2014 - 2018 Financial Plan: Water Distribution - yes, Drainage - no

Asset Category: New/Upgrades

Reason for Early Approval: The City has seven permanent full-time positions that make up the construction crew and are wholly dedicated to capital project construction. Early approval is needed to keep the construction crew working and distribute work efficiently through the year.

Project Description: The City will construction a new 0.6 km watermain to loop 2360 Extension Rd to the Duke Point Supply Main. The connection is needed for supply redundancy and to improve minimum pressures and flows for firefighting in the Cinnabar area. The renewal of the concrete storm drainage pipe crossing Extension Road in front of 2300 Extension will be undertaken at the same time due to the deteriorating condition of the pipe.

Project Map:



Blue shading indicates watermain to be built
Black cross indicates location of storm drainage pipe to be renewed

Engineering and Public Works Project Summary Sheet

Project: P-6216 Sanitary Sewer Pump Station: Cedar Road Pump Station Upgrades

Budget: \$ 350,000

Funding: Sewer Reserves

Included in year 2 (2015) of 2014 - 2018 Financial Plan: No

Reason for Early Approval: Design work and tendering need to be done early in the year so construction can occur during low flows in August.

Asset Category: Renewal

Project Description: The Cedar Road Pump Station was originally constructed by the Regional District of Nanaimo (RDN), as part of the servicing strategy for the Cedar Road Landfill in the 1990's. The pump station was designed to convey leachate flows from the landfill, as well as provide servicing for the local catchment area. The City eventually took over the pump station.

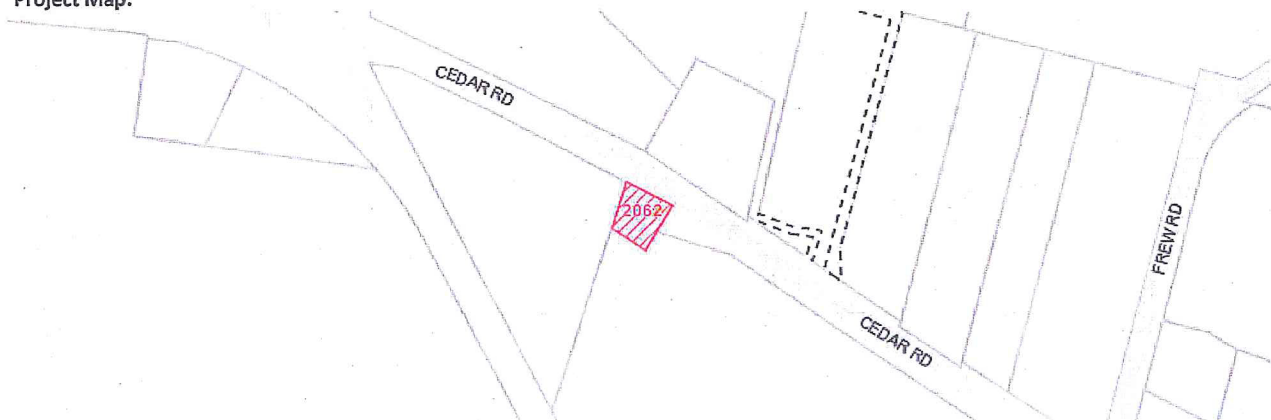
Based on a review of pump station operations completed in 2014 it has become apparent that the station receives far more flow than it currently has capacity for. The vast majority of flows to this station come from the landfill leachate, which is heavily influenced by rainfall. There is currently a risk that this station will overflow during an extreme rainfall event. Overflows from this station would likely enter a fish bearing creek that discharges into the Nanaimo River Estuary.

Once SFN has completed their sewer system for IR#4 (this is expected in 2015) and are able to discharge into the City sewer system it will add even more demand on the station and increase the risk of overflows.

The City has engaged an engineering consultant to prepare preliminary design drawings for the station to ensure the upgrades can be completed in 2015. As well, staff have been working with RDN landfill staff to reduce the leachate flows and develop a plan that reduces the risk.

Upgrades to this station would ideally be completed in the dry summer months. During times of year where rainfall is likely, the high cost of bypass pumping and the practicality of construction would add a significant cost to this work and potentially make it unfeasible.

Project Map:



Engineering and Public Works Project Summary Sheet

Project: I/O 80017 Sanitary Sewer Study: Chase River Pump Station and Forcemain Routing Study

Budget: \$ 75,000

Funding: Sewer Reserves

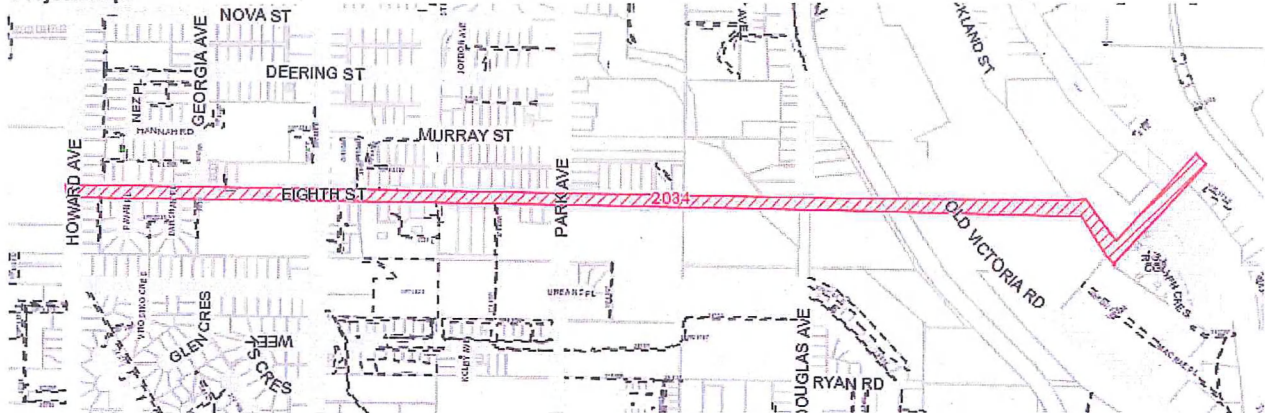
Included in year 2 (2015) of 2014 - 2018 Financial Plan: No

Reason for Early Approval: Early approval required to keep project on schedule. Routing study is anticipated to take a year to complete and needs to be done in advance of 2016 design of pump station and forcemain. Detailed design needs to be completed at least a year ahead of 2017 construction.

Asset Category: Strategic

Project Description: Routing study to determine best location for new pump station and forcemain by comparing costs, social, environmental, geotechnical, traffic and construction impacts between at least three options and will confirm need for 2017 construction timing.

Project Map:



Engineering and Public Works Project Summary Sheet

Project: P-6149 DCC SS19: Millstone - Buttertubs Easement

Budget: \$ 1,311,000

Funding: Sewer DCC's

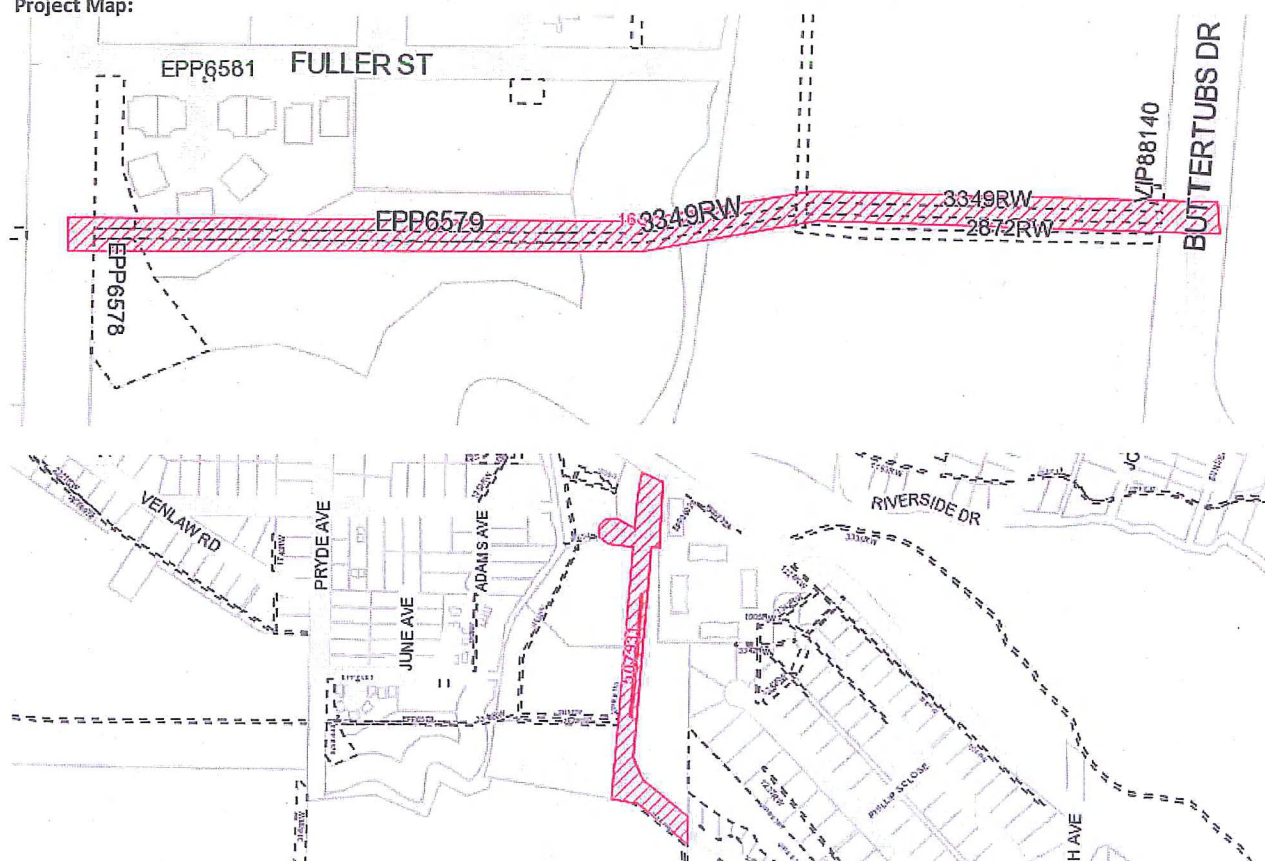
Included in year 2 (2015) of 2014 - 2018 Financial Plan: No - Project was budgeted and tendered in 2014. Only one tender was received which exceeded the 2014 budget of \$2,877,805 (sewer component). Staff reviewed the project and achieved some project savings, but additional funding is still required to be able to complete the project.

Reason for Early Approval: Project requires deep trenches in poor soil conditions and requires crossing the Millstone River. Construction has a high risk component and is anticipated to require a six month construction period. Tendering in January will allow City to take advantage of contractor availability and better pricing.

Asset Category: New/Upgrade

Project Description: The existing sanitary sewer pipe (referred to as the Millstone Sanitary Sewer Trunk) will be replaced with larger diameter pipe due to current capacity shortfalls. The need to upsize the pipes was identified in the 2012 Millstone Sewer Trunk and Laterals Master Plan prepared by Urban Systems.

Project Map:



Engineering and Public Works Project Summary Sheet

Project: P-9260 DCC WS41: #1 Reservoir to College Park Duplicate Supply Watermain

Budget:	Design - 2014	\$ 220,000
	Design & Prepurchase of Select Materials - 2015	\$ 540,000
	Construction - 2015	\$ 1,800,000
	Construction - 2016	\$ 1,800,000
		<u>\$ 4,360,000</u>

Funding:	Water DCC's - 2014	\$ 220,000
	Water DCC's - 2015	\$ 540,000
	Water DCC's - 2016	\$ 1,800,000
	Water DCC's - 2017	\$ 1,800,000
		<u>\$ 4,360,000</u>

Included in year 2 (2015) of 2014 - 2018 Financial Plan: No - Budget per 2014 - 2018 Financial Plan - \$220,000 in 2014 and \$3,500,000 in 2016

Asset Category: New/Upgrades

Reason for Early Approval: Early approval is requested for \$300,000 of the 2015 budgeted amount. Council previously authorized the issuing of the RFP for design and construction services and it is anticipated that the successful consultant will be selected early in 2015.

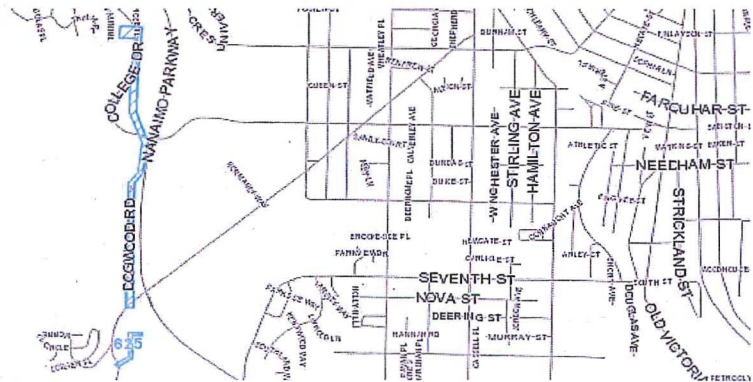
Project Description: The majority of the City's water supply mains are twinned to provide capacity and redundancy, sufficient fire flow when required and adequate alternative feeds to accommodate maintenance and pipeline shutdowns. The existing section of water supply main from Dogwood Road to College Park reservoirs is one section of the water supply network where only a single pipeline exists.

The water for 70% of the City passes through College Park reservoirs before being fed to the north end of Nanaimo. This project will increase capacity to the reservoirs at College Park, by twinning the existing supply main which is reaching its limit.

This project is included in the water supply long term plan and incorporated in DCC Bylaw since 2008.

The project is scheduled to commence construction in the fall of 2016 and complete by spring 2017. Construction is planned over the wetter winter months when water demand and consumption is at its lowest.

Project Map:



Engineering and Public Works Project Summary Sheet

Project: P-7351 Glen Cres & Virostko Place Watermain

Budget: \$ 136,000

Funding: Water Reserves

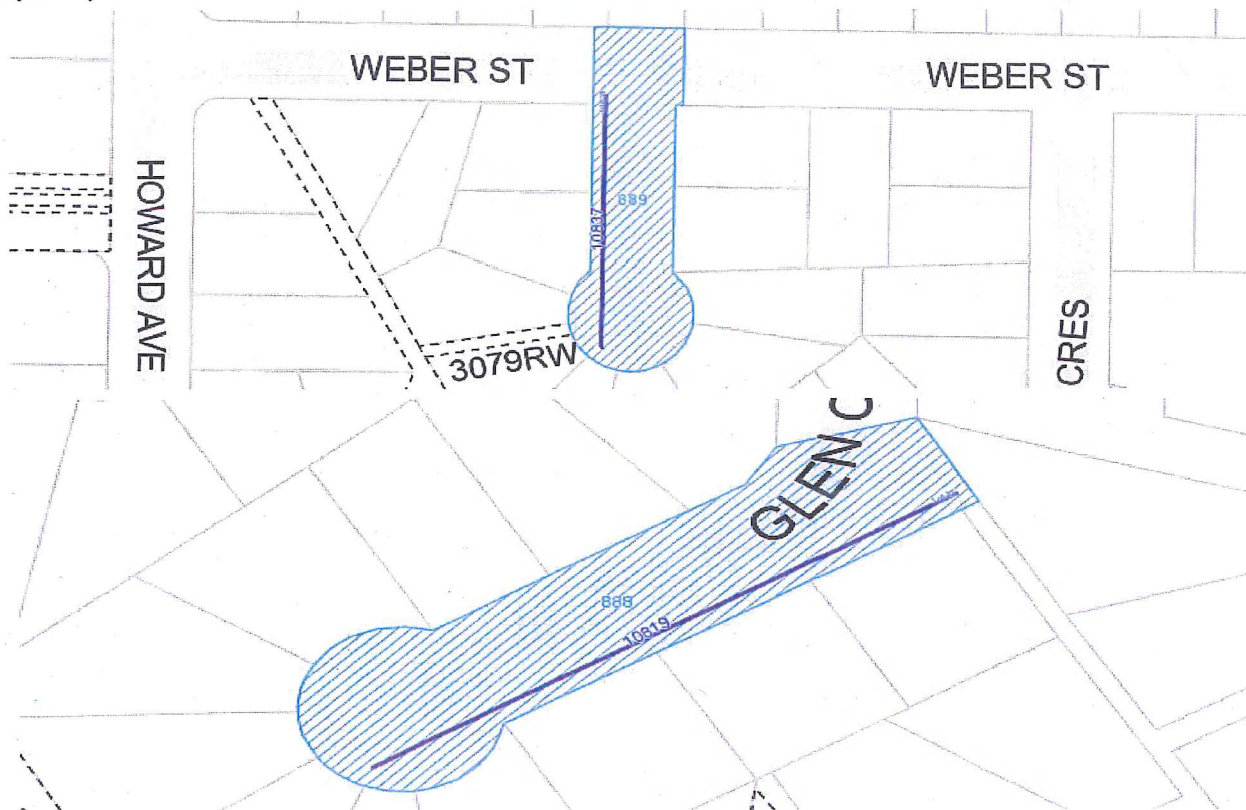
**Included in year 2 (2015) of 2014
- 2018 Financial Plan:** No

Reason for Early Approval: The City has seven permanent full-time positions that make up the construction crew and are wholly dedicated to capital project construction. Early approval is needed to keep the construction crew working and distribute work efficiently through the year.

Asset Category: Renewal

Project Description: The City has undertaken a replacement program to replace aging asbestos cement (AC) pipe with polyvinyl chloride (PVC) pipe. AC pipe exhibits relatively high failure rates compared to other pipe materials, especially 100 mm diameter which has thin walls. This project will replace 100 mm AC on Glen Crescent and Virostko Place with 200 mm diameter PVC.

Project Map:

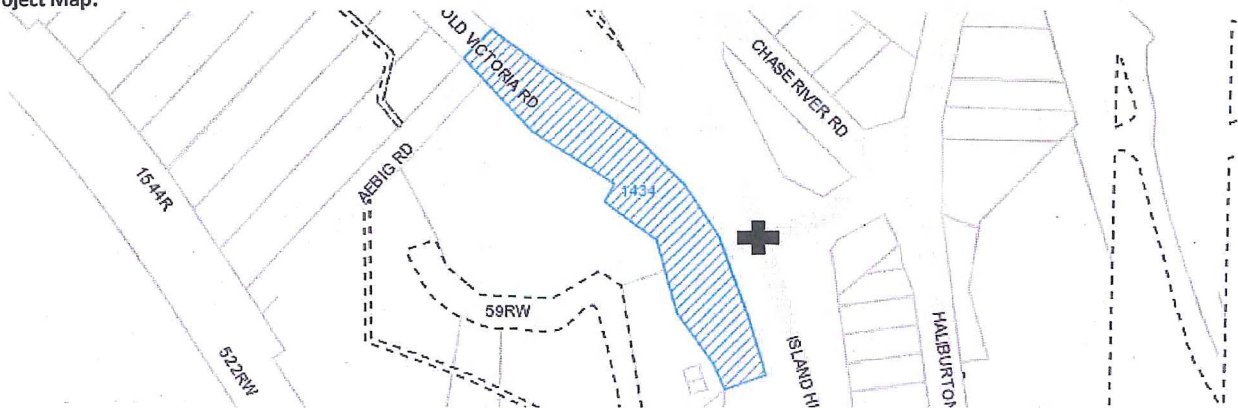


Engineering and Public Works Project Summary Sheet

Concurrent Project:	Island Hwy/Old Victoria/Haliburton Intersection Upgrades		
Components:	P-5215	DCCR94 (50% Growth) Isl Hwy/Old Victoria /Haliburton: Traffic Signals	
	P-7361	Old Victoria Rd WM: Aebig to 1119 Old Victoria	
Budget:	Traffic Signal - approved by Council January 12, 2015	\$	200,000
	Watermain	\$	305,000
		<u>\$</u>	<u>505,000</u>
Funding:	Roads DCC's	\$	100,000
	General Taxation	\$	100,000
	Water Reserves	\$	305,000
		<u>\$</u>	<u>505,000</u>
Included in year 2 (2015) of 2014 - 2018 Financial Plan:	No		
Asset Category:	New		
Reason for Early Approval:	The traffic signal component of this project has been estimated at \$400k, cost shared 50/50 between the Ministry of Transportation and Infrastructure and the City. The Ministry has requested the City commit to the project and sign a memorandum of understanding (MOU) for the City's financial contribution.		
Project Description:	A traffic signal at this location will improve access between Old Victoria Road/Haliburton Street and the Trans Canada Highway while addressing existing safety issues at the intersection. The Ministry will lead the design and construction of the traffic signal and road improvements. If additional funds are required upon completion of design and construction tendering these costs would also be shared 50/50.		

In conjunction with the roads work the City will construct a new watermain to loop 1075 to 1129 Old Victoria Road. This connection is needed to improve water flow from Duke Point Supply Main to north end of City. The connection will increase daily operating pressures and improved flows for firefighting in the Old Victoria area.

Project Map:



Blue shading indicates watermain to be built
Black cross indicates location of traffic signal

Engineering and Public Works Project Summary Sheet

Project: P-5161 Sherwood Dr: King Richard Int Drainage

Budget: \$ 78,000

Funding: General Revenue

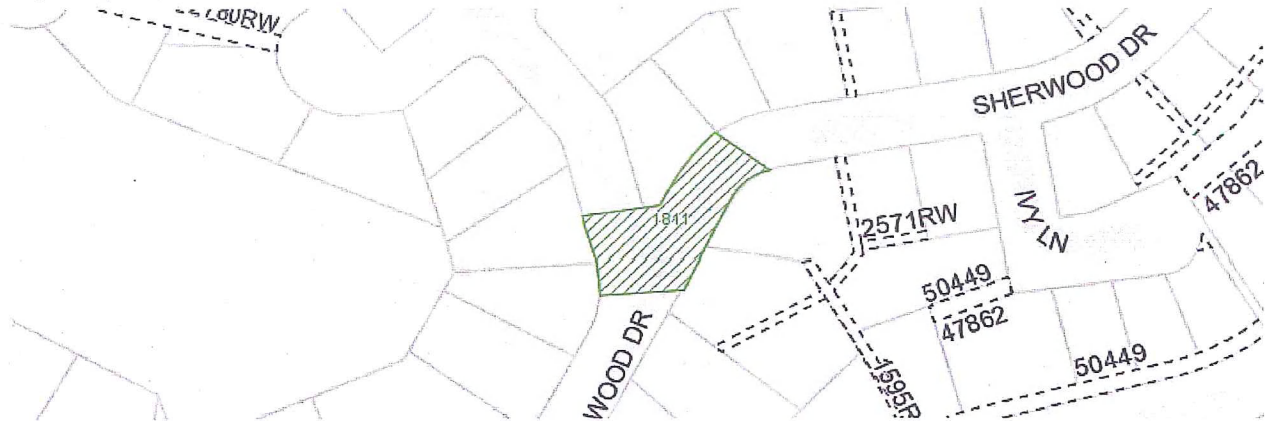
**Included in year 2 (2015) of 2014
- 2018 Financial Plan:** No

Reason for Early Approval: This portion of storm drainage work was postponed from 2014 to 2015 due to insufficient budget. Once the 2014 Sherwood project (storm drainage, water & sewer project) is completed the delayed portion of storm drainage work will be undertaken. Early approval will allow the City to attempt to secure the same unit rates from the contractor for the remaining work.

Asset Category: Renewal

Project Description: Corrugated steel pipe (CSP) pipe exhibits relatively high failure rates mainly due to corrosion in comparison to other pipe materials. This project will replace 450 and 500 mm CSP pipe in deteriorating condition in the intersection of Sherwood and King Richard.

Project Map:



Engineering and Public Works Project Summary Sheet

Concurrent Project: Victoria Road Sidewalk & Utility Project

Components: P-5209 Victoria Rd: Needham to Rainer Pedestrian and Drainage
P-6179 Victoria Rd: Farquhar to Needham Sanitary Sewer

Budget:	Sanitary Sewer Design - 2015	\$ 35,000
	Sanitary Sewer Construction - 2016	\$ 637,000
	Sidewalk - 2016	\$ 300,000
	Drainage - 2016	\$ 450,000
		<u>\$ 1,422,000</u>

Funding:	Sewer Fund Asset Mgmt Reserve - 2015	\$ 35,000
	Sewer Fund Asset Mgmt Reserve - 2016	\$ 637,000
	General Taxation - 2016	\$ 750,000
		<u>\$ 1,422,000</u>

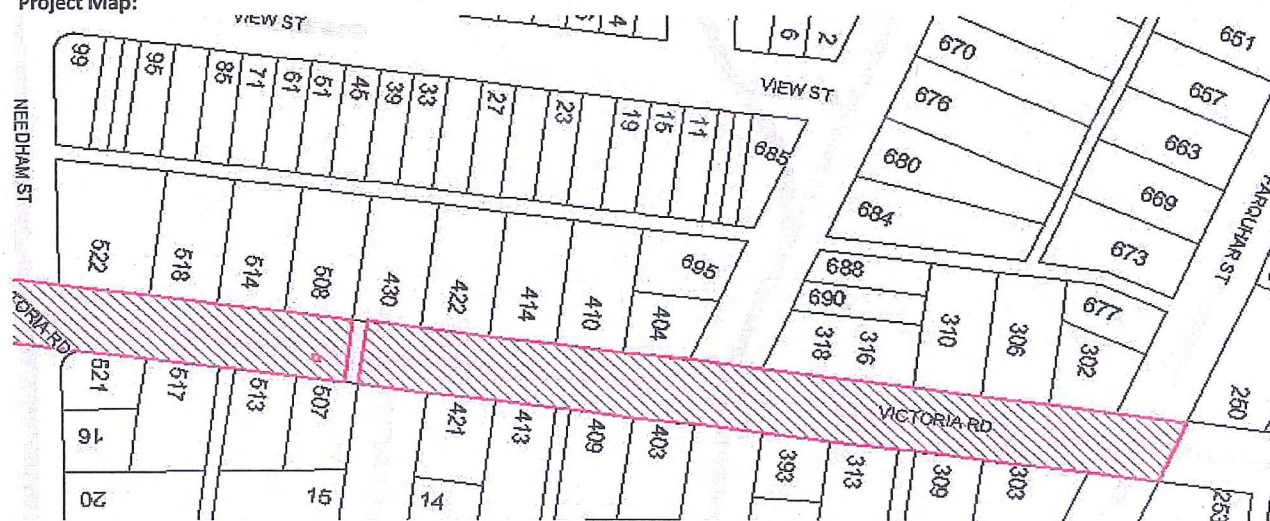
**Included in year 2 (2015) of
2014 - 2018 Financial Plan:** No

Asset Category: New/Upgrades

Reason for Early Approval: Design portion of project is scheduled to occur in 2015. Early approval is required to deal with extra scope of work and ensure design is completed in time for 2016 construction.

Project Description: This project is for the replacement of sanitary sewer pipe and new sidewalk and storm drainage on Victoria Road from Needham to Rainer scheduled for construction in 2016. Condition assessment of the 150 mm diameter vitrified clay (VC) sanitary sewer pipe on Victoria Road from Kennedy to Needham revealed that the VC pipe is in deteriorating condition and should also be replaced on Victoria Road from Needham to Rainer. Incorporating this work into the original project results in cost savings however additional design work is now required to be incorporate the increase in scope. This area is above the abandoned Nanaimo Coal Mine Shafts and will also require input from a Geotechnical Engineer during the design and construction stages.

Project Map:



Engineering and Public Works Project Summary Sheet

Project: I/O 50102 Storm Sewer Standards Update

Budget: \$ 50,000

Funding: General Revenue

Included in year 2 (2015) of 2014

- 2018 Financial Plan: No

Reason for Early Approval: In order to meet timelines for a 2015 update to the Manual of Engineering Standards & Specifications (MoESS), a peer review by outside consultants, of the revised storm sewer standards should be completed in early 2015. Staff have already started the update using internal resources and want to maintain the momentum.

Asset Category: Strategic

Project Description: This is the first major revision to the storm sewer standards and will include revisions related to climate change. These standards are included in the MoESS which all construction within the City must adhere to.

The first phase of the project will include retaining an external engineering consultant specializing in storm water management to review the updated standards developed by City staff. Future phases may include development of standard drawing details for some of the changes to the standards.

Engineering and Public Works Project Summary Sheet

Project: P-7294 Wills Road Watermain: @ 4900 Wills Road

Budget: \$ 217,000

Funding: Water Reserves

Included in year 2 (2015) of 2014

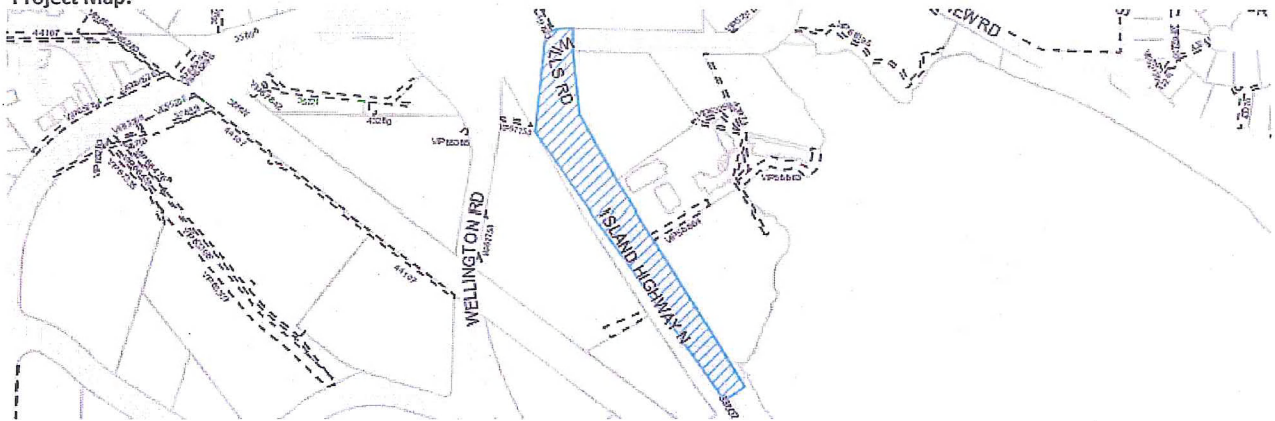
- 2018 Financial Plan: No

Reason for Early Approval: The City has seven permanent full-time positions that make up the construction crew and are wholly dedicated to capital project construction. Early approval is needed to keep the construction crew working and distribute work efficiently through the year. Furthermore, the watermain work needs to be completed in time to allow for the road rehab work planned for 2015 to be completed.

Asset Category: Renewal

Project Description: This project will replace an aging 1977 150 mm diameter asbestos cement (AC) watermain which previously had a watermain break. The pipe will be upsized to 200 mm diameter to meet current standards. Work will be completed prior to the road rehabilitation of Wills Road scheduled for 2015.

Project Map:



Engineering and Public Works Project Summary Sheet

Concurrent Project: Departure Bay Seawall and Utility Project

Components: P-5212 Access Improvements
Drainage
Street Lighting
Sidewalk

Budget:	Access Improvements	\$	31,800
	Drainage	\$	142,600
	Street Lighting	\$	103,800
	Sidewalk	\$	408,800
		\$	687,000

Funding:	General Fund Asset Management Reserve	\$	174,400
	PILT's	\$	512,600
		\$	687,000

Included in year 2 (2015) of 2014 - 2018 Financial Plan: No - Project was in 2013-2017 Financial Plan however scope has increased based on additional information gathered during design stage

Asset Category: Renewal

Reason for Early Approval: Early approval is requested for \$40,000 to continue with design/archeological study to ensure design is complete in time for construction in fall. Fall construction is preferable as work will impact park users.

Project Description: A number of issues along the Departure Bay Seawall have been identified and will be addressed by this project. The walkway along the Departure Bay Seawall has a significant cross slope that exceeds the maximum allowed for sidewalks or walkways making it difficult for seniors, wheel chair users, joggers, parents with strollers and other users to travel on. Resolving this issue has been a priority improvement for the Departure Bay Neighbourhood Association and was included in their neighbourhood plan.

The electrical conduit that provides power to the streetlights along the seawall is in poor condition, likely due to the salt water spray. Given that it is mounted to the side of the seawall and accessible to the public, there is risk of electrical shock if it not repaired.

There are a number of storm drains that cross Departure Bay Road in the vicinity of the seawall and along Loat Street. These storm drains have been accessed by CCTV and are in poor condition, including one pipe that is missing part of the bottom section. These pipes need to be replaced or there is a risk they will collapse under the road.

Parking at the end of Loat street is popular with Beachgoers, and is the only location for grade access to the water. There is very little parking at the end of Loat Street and it is disorganized. With the other works occurring, such as the storm piping along Loat, it would be advantageous to include the parking improvements at the same time.

The area around Departure Bay is a significant archeology site and has historic importance for SFN. As part of the development of this project SFN have been consulted and are supportive of the proposed improvements.

Engineering and Public Works Project Summary Sheet

Concurrent Project:

Departure Bay Seawall and Utility Project

Working around an archeology site requires permission from the Province, support from the First Nation and an archeology consultant. These costs and difficulties make it desirable (based on economy of scale) to complete all known work at the same time.

At present, staff have developed a concept to resolve the cross slope issue, utilities, and parking. Staff have also engaged an archeology consultant to help with permitting and assessment work. The concept has been reviewed by the Neighborhood Association, who are supportive and keen to see the project proceed. There are also plans for wider public consultation on the project to include users who may not be represented by the Neighborhood Association.



Green shading indicates storm drainage pipe to be renewed

Pink shading indicates location of seawall and electrical