

DATE OF MEETING MAY 27, 2019

AUTHORED BY DEAN MOUSSEAU, MANAGER, ENGINEERING AND
ENVIRONMENT

SUBJECT **BRUCE AVENUE AND FIFTH STREET ROAD COST SHARE**

OVERVIEW

Purpose of Report

To obtain Council's approval to proceed with the development cost share opportunity on Bruce Avenue and Fifth Street for the upgrade of the road and to add the project to the 2019 year of the 2019 - 2023 Financial Plan.

Recommendation

That Council direct Staff to:

1. enter into a Cost Share Agreement with the developer of 601 Bruce Avenue, for the work and,
2. amend the 2019 - 2023 Financial Plan to add \$152,980 for the project with \$64,113 to be funded from City Wide Roads Development Cost Charge (DCC) Reserve Fund and \$88,867 to be funded from the General Capital Reserve.

BACKGROUND

Bruce Avenue is a major north-south road and Fifth Street is a major east-west road through the Harewood Neighbourhood. As part of Roads DCC Projects R70 and R102, future improvements, including signalization of the Bruce Avenue / Fifth Street intersection have been identified. When the DCC projects are fully constructed, the existing four-way stop at the intersection will be removed, and traffic lights will be installed. When this occurs, the approaches to the intersection will need to be upgraded to ensure overall safety. In addition, there is a segment on Bruce Avenue, south of Fifth Street that will not meet safety standards for sight distance, due to the vertical curvature.

At the Regular Council meeting on 2016-NOV-21, Council City approved a Rezoning Application and an Official Community Plan (OCP) Amendment for 601 and 609 Bruce Avenue. A Building Permit was issued for the development on 2018-SEP-11 and the developer and Staff have been working towards potential construction of the roadworks in 2019. As part of the development requirements, the developer is required to construct frontage works and services along Shepard Avenue, Fifth Street and Bruce Avenue, including new road, curb, sidewalk, streetlights, underground hydro, cable and telephone, as well as a re-profiling of an existing watermain in Bruce Avenue. The developer is obligated to construct all roads fronting the property road up to the centerline. The developer is not obligated to pay for the cost of the other side of the road as per City "BUILDING BYLAW 2016 No. 7224" and "*Local Government Act* Section 506 (8)". It is not practical to complete a re-grading of only one side of the road. The property owners on the other side of Bruce Avenue are predominantly single family and are not anticipated to re-develop in the near future.

The City has an opportunity to cost share with the developer of 601 Bruce Avenue to complete the road upgrades in conjunction with the developer's works in 2019. The scope of work would include road re-profiling outside of the developer's area of obligation, pre-ducting for future signalization of the Bruce Avenue / Fifth Street intersection, as well as signalized pedestrian crossing and pavement markings to improve pedestrian and cycling infrastructure in the area.

OPTIONS

1. That Council direct Staff to:
 1. enter into a Cost Share Agreement with the developer of 601 Bruce Avenue, for the work and,
 2. amend the 2019 - 2023 Financial Plan to add \$152,980 for the project with \$64,113 to be funded from City Wide Roads DCC Reserve Fund and \$88,867 to be funded from the General Capital Reserve.
 - **Budget Implication:** The change will be included in a future Budget Bylaw Amendment for the 2019-2023 Financial Plan.
2. To provide alternative direction to Staff.
 - **Budget Implications:**
 - If the City does not participate in the Cost Share, the developer will complete their development without road improvements on Bruce Avenue.
 - Should the City not participate to cost share it will not be possible to secure the frontage Works & Services required under Building Bylaw 2016 No. 7224 from the Bruce Avenue frontage of the development, which could result in 100% of the future roadworks to be funded by the City.

SUMMARY POINTS

- Bruce Avenue south of Fifth Street, requires re-profiling of the crest to improve sightlines and make the road safer for the future signalized intersection at Bruce Avenue / Fifth Street.
- There is an opportunity to cost share with a developer to complete the roadworks and improve pedestrian and cycling infrastructure in the area.
- The project will be added to the 2019 year of the 2019-2023 Financial Plan.

ATTACHMENTS

Attachment A – Site Plan (prepared by McElhanney Consulting Services Ltd., marked up to show City vs Developer works).]

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