

DATE OF MEETING MARCH 26, 2018

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SUBJECT PARK AVENUE AND EIGHTH STREET - ROAD, SIDEWALK AND UTILITY COST SHARE

OVERVIEW

Purpose of Report

To obtain Council's approval to proceed with the development cost share opportunity on Park Avenue for the upgrade of watermain, road and sidewalk infill, and to include in the Financial Plan projects to complete the work.

Recommendation

That Council direct staff to enter into a cost share agreement with the developer of 425 Eighth Street to upgrade the road, sidewalk and watermain, and to allocate:

- \$80,000 from general reserve for the road and sidewalk, and
- \$80,000 from Water Infrastructure funding within the current 2018-2022 Financial Plan.

BACKGROUND

As part of the development of 425 Eighth Street, the developer is required to complete frontage works and services along sections of both Eighth Street and Park Ave. This includes road-widening, installation of curb, gutter, sidewalk and streetlights.

With the section along Park Avenue, there is an existing asbestos cement watermain from the 1970's that would ideally be replaced before a new road is constructed over top.

Between the development frontage on Park Avenue and Eighth Street there is an existing lot that is not part of the development. That existing lot does not have sidewalk adjacent to it and is not expected to redevelop in the foreseeable future. Under Subdivision Control Bylaw 1989 No. 3260 and provincial legislation, the developer of 425 Eighth Street is not obligated to and cannot be required to extend their work to cover the remaining gap in the sidewalk network.

Sidewalk and road upgrades in this location are important due to the increase in housing in the neighborhood creating more pedestrian demand, and that it is across the street from Park Avenue Elementary. In addition, the sidewalk in this location will provide connectivity to the RDN transit system Route 8, which runs on Eighth Street and Park Avenue north of Eighth Street.

The City has an opportunity to complete both the watermain replacement, road upgrade and sidewalk infill as part of the development.

OPTIONS

1. That Council direct staff to enter into a cost share agreement with the developer of 425 Eighth Street to upgrade the road, sidewalk and watermain, and to allocate:
\$80,000 from general reserve for the road and sidewalk, and
\$80,000 from Water Infrastructure funding within the current 2018-2022 Financial Plan
 - **Budget Implication:** The budget change will be included in a future 2018 – 2022 Financial Plan Budget Bylaw Amendment.

2. That Council direct staff to enter into a cost share agreement with the developer of 425 Eighth Street to upgrade the watermain along Park Avenue, and to allocate \$80,000 from Water Infrastructure funding within the current 2018-2022 Financial Plan.
 - **Budget Implication:** Funding for the watermain is already included within the Financial Plan. The budget change will be included in a future 2018 – 2022 Financial Plan Budget Bylaw Amendment.

3. To provide alternative direction to Staff
 - If the road widening and sidewalk are not completed now, there will remain a gap in the sidewalk network and the future cost of completing the work could be higher.

SUMMARY POINTS

- The development at 425 Eighth Street is proceeding and is required to install frontage works and services.
- There is an opportunity for the City to cost share with the developer and complete watermain renewal, road upgrades and sidewalk infill at the same time.

ATTACHMENTS

ATTACHMENT A – MAP OF 425 EIGHTH STREET

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