

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 7, 2024

TO: Mayor and Council

FROM: Corrine Haer, P.Eng., Manager, Engineering
Justin Schneider, Manager, Parks

SUBJECT: Centre Street Improvements Update

RECOMMENDATIONS

THAT Council receive the corporate report dated October 7, 2024, from the Manager of Engineering and Manager of Parks, titled “Centre Street Improvements Update;” and

1. Direct staff to move forward with planting Centre Street in Spring 2025 in the amount of \$100,000 (excluding GST);
 2. Direct staff to perform renovation pruning on the Laurel hedge lining the Centre Street Walkway between Victoria Avenue and Marine Drive to approximately 3’ above ground in Spring 2025, funded separately out of the Parks Department operating budget;
 3. Approve the award of the construction services to repair the failed retaining wall north of Marine Drive on Centre Street to Graywood Construction Ltd. in the amount of \$60,122 (excluding GST); and
 4. Authorize the pre-approved contingency in the amount of \$17,578 (approximately 25%) to support the retaining wall project.
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EXECUTIVE SUMMARY

The purpose of this corporate report is to seek direction on the Centre Street Improvements project and is seeking approval to award the construction services to repair the failed retaining wall north of Marine Drive on Centre Street.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2023-09 January 16, 2023	THAT Council: <ol style="list-style-type: none">1. Discontinue work on the Helen Fathers Centre Street Walkway project as noted with a cost of \$3.5M; and2. Direct staff to bring forward a corporate report with design options for the walkway area with a focus on the two (2) lower

	<p>portions of the area and some work above with a budget of up to \$100,000.</p> <p style="text-align: right;">CARRIED</p>
2022-405 October 3, 2022	<p>THAT Council give final reading to “White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment No. 2, 2022, No. 2442”</p> <p style="text-align: right;">DEFEATED</p>
2022-403 October 3, 2022	<p>THAT Council receive and accept all written and verbal submissions for the public comment process regarding “Authorization for Construction of Helen Fathers Centre Street Walkway Bylaw 2022, No. 2445”</p> <p style="text-align: right;">CARRIED</p>
2022-378 September 20, 2022	<p>THAT Council direct that public input take place at the October 3, 2022 Regular Council meeting for the “Authorization for Construction of Helen Fathers Centre Street Walkway Bylaw 2022, No. 2445”</p> <p style="text-align: right;">CARRIED</p>
2022-377 September 20, 2022	<p>THAT Council give first, second and third readings to “Authorization for Construction of Helen Fathers Centre Street Walkway Bylaw 2022, No. 2445”</p> <p style="text-align: right;">CARRIED</p>
2022-359 September 20, 2022	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receive for information the corporate report dated September 20, 2022 from the Director of Financial Services, titled “White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment No. 2, 2022, No. 2442” for consideration and give first, second and third readings to the draft Bylaw attached as Appendix A (includes increased funding for the Helen Fathers Centre Street Walkway Project). <p style="text-align: right;">CARRIED</p>
2022-358 September 20, 2022	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receive for information the corporate report dated September 20, 2022 from the Director of Engineering and Municipal Operations, titled “Helen Fathers Centre Street Update” for consideration; and 2. Authorize the Mayor to sign the contribution agreement between the City and Infrastructure Canada in the amount of \$996K for the successful award of the Active Transportation Fund. <p style="text-align: right;">CARRIED</p>
2022-IC-073 July 25, 2022	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receive for information the corporate report dated July 25, 2022, from the Director of Engineering and Municipal Operations, titled “Helen Fathers Centre Street Walkway – Right of Way;”

	<p>2. Direct staff to prepare a bylaw for the project in accordance with Section 40 of the Community Charter;</p> <p>3. Approve information related to this report being released on a date to be confirmed with the City Solicitor.</p> <p style="text-align: right;">CARRIED</p>
<p>2022-IC-061 June 27, 2022</p>	<p>THAT Mayor and Council:</p> <p>1. Receive for information the corporate report dated June 27, 2022, from the Director of Engineering and Municipal Operations, titled “Helen Fathers Centre Street Walkway Contract Award Follow-Up with Grant Application Updates;”</p> <p>2. Direct staff to defer the project for retendering in January 2023; and</p> <p>3. Direct staff to release this item from Closed Council on July 11, 2022.</p> <p style="text-align: right;">CARRIED</p>
<p>2022-250 June 13, 2022</p>	<p>That Council endorse, in regard to the Helen Fathers Centre Street Walkway project, Option 3 noted in the corporate report.</p> <ul style="list-style-type: none"> • The City hold approval of the award of the contract pending the grant availability of the Active Transportation Fund 2022 by Infrastructure Canada. <p>Note: Evaluation results to be anticipated in June/July 2022, or future grant application for Active Transportation Fund 2022/2023 by BC Ministry of Transportation and Infrastructure with evaluation results to be anticipated in September 2022.</p> <p style="text-align: right;">CARRIED</p>
<p>2021-414 October 25, 2021</p>	<p>That Council give first, second and third reading to “White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 2, 2021, No. 2403” as presented and circulated ON -Table</p> <p>Note:</p> <p>White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 2, 2021, No. 2403</p> <p>Bylaw 2403 – A bylaw to amend the Financial Plan for 2021 to 2025 as follows:</p> <ul style="list-style-type: none"> • add \$111K to the 2021 Financial Plan for a new regular full time Solid Waste Coordinator position starting in December 2021, \$8K to 2021 and \$103K to 2022, funded from Reserves; • Add \$650K for the Centre Street Walkway Project funded from CAC’s; and (as presented On-Table);

INTRODUCTION/BACKGROUND

	<ul style="list-style-type: none"> • Add \$50K to the 2021 Financial Plan for a consultant to assist with the Request for Proposal for a Solid Waster Contractor funded from Reserves. <p style="text-align: right;">CARRIED</p>
2021-361 October 4, 2021	<p>THAT Council support R.F. Binnie & Associates' Centre Street Walkway Preliminary Design Option as circulated, as it is more walkable, sustainable, and cost-effective; and direct staff to proceed with the detailed design and construction of Option B.</p> <p style="text-align: right;">CARRIED</p>
2021-116 March 8, 2021	<p>THAT Council approve a budget of \$900K from Community Amenity Contributions (CAC) based on the conceptual design for the Centre Street Walkway provided to Council in 2014 and attached as Appendix A and direct staff to commence the initial project steps, including preliminary design, as described in this report.</p> <p style="text-align: right;">CARRIED</p>
2021-F&A-030 February 22, 2021	<p>THAT The Finance and Audit Committee reconfirms the project noted in February 22, 2021, the corporate report titled "Community Amenity Contribution (CAC) Project Options Update" as a. Centre Street Walkway Upgrades / but now noting 2021 as the year / with the budget amount \$500,000.</p> <p style="text-align: right;">CARRIED</p> <p>Note: It was noted the design from 2014 included tree trunks, these were not well received, and the Committee does not want them to come back again as part of the future plan.</p>
2021-F&A-030 February 22, 2021	<p>THAT The Finance and Audit Committee requests the project noted in the February 22, 2021, corporate report titled "Community Amenity Contribution (CAD) Project Options Update" as a. Centre Street Walkway Upgrades be started" shovel in the ground "2021"/started ASAP.</p> <p style="text-align: right;">CARRIED</p>
2014-319 October 20, 2014	<p>THAT Council receives for information the corporate report dated October 20, 2014, from the Director of Engineering and Municipal Operations titled "Updated on Progress of Centre Street Road Allowance Improvements Task Force."</p> <p style="text-align: right;">CARRIED</p>

A project to enhance the Centre Street road right of way, which included the addition of a zigzag walkway, viewing areas and public art was a topic of discussion for many years. Despite public engagement efforts in 2014, the project never received approval to proceed.

The project was re-envisioned in 2021 and went through various stages, including concept design, detailed design and the tender process.

Although the city received conditional grant approvals totaling slightly more than \$1M, design details and market conditions in the fall of 2022 resulted in the need for a Financial Plan Amendment to fund the projected \$3.4M budget. Council did not approve the Financial Plan Amendment, nor did it approve a bylaw authorizing the construction of the project in fall 2022.

The final step in securing grant approvals through Contribution Agreements was put on hold due to the lack of confirmed city project funding.

Staff were then directed to discontinue work on the \$3.4M project and to bring forward a corporate report with design options with a budget of up to \$100K in early 2023.

Different design options were investigated with the help of a design consultant and in June 2023 staff submitted a change request to Active Transportation Fund to try and optimize the \$100K City budget available for the project. In July 2024, staff were advised that the change request for the scope of work was denied by Active Transportation Fund. Due to this, the available budget for the project is limited to the \$100K available at this time.

Staff are now asking Council's approval to proceed with a \$100K planting project to improve the overall appearance of the area around the Centre Street Walkway. This project does not include any improvements to the existing walkway or stairs.

In addition to the \$100K planting project, staff are seeking direction to renovation prune the Laurel hedge lining the Centre Street walkway between Victoria Avenue and Marine Drive to approximately 3' above ground. This will facilitate views and open the area up to other uses while ensuring slope stability remains intact, thus eliminating the need for regrading these areas if the root system were to be lost. Complete removal of these hedges would be costly and would need to include regrading of the slope. A conceptual planting plan has been included in Appendix A.

As a separate project, to address immediate infrastructure needs, staff issued an RFQ to three contractors to repair the failed retaining wall north of Marine Drive on Centre Street. Staff recommend awarding the repair of the failed retaining wall to Graywood Construction Ltd. who made the only submission. This work will be funded separately from the \$100K Center Street planting project and more details are included below.

Encroachment status update

All addresses have substantially complied with the request for encroachment removal along the corridor. The details are as follows:

1. 15259 Marine Drive
 - a) Owner installed new stairs for property access directly from Marine Drive. The City will trim the laurel hedges that run along the staircase adjacent to this property.
2. 15264 Victoria Avenue
 - a) There is an active permit to build a new driveway and construction is underway. The City will trim the laurel hedges that run along the staircase adjacent to this property, leaving the root structure in place for slope stability.
3. 15292 Columbia Avenue
 - a) Encroachment removed
4. 15275 Victoria
 - a) Encroachment removed
5. 15312 Columbia Avenue
 - a) Encroachment removed

6. 15273 Marine Drive

- a) The home at this property was built in the early 2000s. The retaining wall that was originally thought to be an encroachment was in place prior to the home being built and supports the Centre Street Walkway. Staff do not recommend that this retaining wall be removed.

Retaining Wall Repair Analysis

An invitation to submit a Request for Quotation RFQ (WR24-018 Removal and Remediation of Planter Box) was issued three proponents with a submission closing date of August 16, 2024.

The City received one bid and the result is summarized in the table below. Unfortunately, the other two companies that staff reached out to were too busy at this time to provide a quote and complete the work.

Table 1 - Bid Summary

Contractor	Price (excluding GST)
Graywood Construction Ltd.	\$60,122

Staff recommend we proceed with awarding the construction of the repair of the retaining wall to Graywood Construction Ltd. and believe the one quote received is reasonable for the work required. Graywood Construction Ltd. has previously worked with the City on the Centennial Park North Wall & Sidewalk project and has proven that they have the abilities, equipment and personnel required to complete the project within budget. This work will begin this fall so that its complete before the planting project begins.

FINANCIAL IMPLICATIONS

Funds of \$100K are available in the Financial Plan as part of the carryover from 2023 for the planting work.

The renovation trimming of the existing hedges along the Centre Street Walkway can be absorbed by the Parks Department operating budget.

The 2024 Parks Department Operating Budget included a \$15K one-time operating request for the one-year maintenance of the plants. This will be carried over into 2025 to ensure plant retention and survival in the warmer summer months.

There is available budget for the repair of the retaining wall north of Marine Drive under project number 35052 Retaining Wall Improvements which currently has over \$146K of budget remaining.

A summary of the project budget for the retaining wall repair is as follows:

Table 2 – Project Budget

	Total
Engineering fees	\$10,000
Construction (Graywood Construction Ltd.)	\$60,122
Subtotal	\$70,122
Contingency (approx. 25%)	\$17,578
Total project cost	\$87,700

LEGAL IMPLICATIONS

Three property owners with encroachments initiated legal action against the city in 2021 when directed to remove their encroachments from the public right of way. Supreme Court of British Columbia Justice Stephens ruled in the city's favour on December 30, 2022. Two of the properties appealed the ruling; however, one of them subsequently withdrew their appeal while the other does not now appear to be pursuing an appeal. The encroachments are removed in both situations.

In addition, in 2022, the City agreed that where property owners took the position that they did not install or own the hedges on Centre Street, that the City would remove them at the City's expense. This was communicated to the lawyer for the owners back then and is the direction staff have recommended in this report in regard to the existing laurel hedges.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Engineering staff will work with Communications staff to deliver letters to the adjacent community regarding this project prior to construction.

CLIMATE CHANGE IMPLICATIONS

Climate change is significantly impacting our region, with increasing temperatures and more frequent and intense droughts. The proposed planting plan addresses these challenges by prioritizing drought-tolerant plant species, many of which are native to the White Rock bioregion. These plant selections are well-suited to changing climate and can help mitigate the adverse effects of drought, such as erosion and water scarcity. By incorporating these resilient species into the landscape, the City is taking a proactive approach to environmental stewardship and ensuring the long-term sustainability of City green spaces.

ALIGNMENT WITH STRATEGIC PRIORITIES

Developing the Centre Street right of way for increased community amenity aligns with Council's strategic priority "Community-Foster a livable city with connected residents enjoying distinctive places and activities".

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Council could decide not to proceed with the \$100K planting plan. This would result in no change to the overall appearance of the current Centre Street Walkway project. In addition, staff would no longer require the \$15K one-time operating request for the one-year maintenance of the plants.
2. Council could decide not to proceed with the repair of the failing retaining wall north of Marine Drive on Centre Street. This could lead to further deterioration and might necessitate closing the area to residents and visitors to ensure safety.

CONCLUSION

On January 16, 2023, Council directed that staff bring forward a corporate report with design options for the Centre Street walkway area with a budget of \$100K. This report summarizes the work to date and recommends that staff be directed to move forward with planting Centre Street in Spring 2025 in the amount of \$100K. Staff also seek permission to perform renovation pruning on the Laurel hedge lining the Centre Street Walkway between Victoria Avenue and

Marine Drive to approximately 3' above ground. Staff also recommend that construction services to repair the failed retaining wall north of Marine Drive on Centre Street be awarded to Graywood Construction Ltd. in the amount of \$60,122 (excluding GST) and request a preauthorized contingency in the amount of \$17,578 (approximately 25% of the project cost) to support the project.

Respectfully submitted,



Corrine Haer, P.Eng.
Manager, Engineering



Justin Schneider
Manager, Parks

Approved by,



Jim Gordon, P.Eng.
Director, Engineering
& Municipal Operations

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Concept Planting Plan (Centre Street)

Appendix A
Concept Planting Plan (Centre Street)

