

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 4, 2021

TO: Mayor and Council

FROM: Jim Gordon, P.Eng., Director, Engineering and Municipal Operations

SUBJECT: Bylaw 2445 - Schedule A Corp Report Design Options for Centre Street Walkway.docx

RECOMMENDATIONS

THAT Council:

1. Support R.F. Binnie & Associates' Centre Street Walkway Preliminary Design Option B, as it is more walkable, sustainable, and cost-effective; and
2. Direct staff to proceed with the detailed design and construction of Option B.

EXECUTIVE SUMMARY

In March 2021, Council approved a budget of \$900K and directed staff to commence the initial steps for the Centre Street Walkway Project, including preliminary design. This report includes two preliminary design options and associated cost estimates: Option A reflects the 2014 Option and is estimated to cost \$2.44M, and Option B is a more sustainable version of the 2014 Option and is estimated to be \$1.55M.

The purpose of this report is to obtain Council direction on the Centre Street Walkway Project.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021-116 March 8, 2021	THAT Council approve a budget of \$900K from Community Amenity Contributions (CAC) based on the conceptual design for the Centre Street Walkway provide 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. CARRIED
2021-F&A-030 February 22, 2021	THAT The Finance and Audit Committee reconfirms the project noted in the February 22, 2021, 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. CARRIED

	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.
2021-F&A-030 February 22, 2021	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. CARRIED
2014-319 October 20, 2014	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.” CARRIED

INTRODUCTION/BACKGROUND

In 2014, following public engagement, staff presented a concept plan (attached as Appendix A) for the Centre Street Walkway Project between Marine Drive and Columbia Avenue. Although \$300K was included in the 2015 Capital Plan for this Project, the conceptual cost estimate was \$800K. The project was not approved by Council in 2014.

At the February 22, 2021, Finance and Audit Committee meeting, Council supported this Project to move forward in 2021. Accordingly, at the March 8, 2021 Regular Council meeting, Council approved a budget of \$900K based on the 2014 Option and directed staff to commence the initial Project steps, including the preliminary design.

The City retained R.F. Binnie and Associates to develop a preliminary design for two options. Option A is based on the 2014 Option; Option B is a more sustainable version of the 2014 Option because it allows for more trees, uses durable materials, and supports natural rainwater infiltration. The preliminary design for Option A and Option B is attached to the report as Appendix B.

The two options are summarized in Table 1.

Table 1 – Comparison of two options

Description	Option A	Option B
Walkway Length (meter)	200	315
Number of Steps	240	180
Number of Ramps	24	12
New Trees (each)	46	52
Estimated Total Cost (including design, construction, archaeology, permitting, and contingency)	\$2.44M	\$1.55M

Both options have a similar layout. While Option A matches the 2014 Option with adjustments such as retaining walls to account for topography, Option B enhances walkability in its design.

Option B adapts to the existing topography to reduce erosion, includes longer ramps and fewer staircases, which makes it more walkable for pedestrians, particularly desirable for the senior residents, considering the high ratio of seniors in the neighborhood. As a result, Option B requires less excavation and less retaining walls, thereby reducing the construction cost. In addition, Options B accommodates more trees and was developed to maximize durability and lifespan of the walkway with minimal maintenance requirements.

Staff recommend Option B as it is more walkable, cost-effective, and easier to construct. With Council's support, the project can proceed with the detailed design. Construction is anticipated to begin in early Spring 2022 and be completed by the end of summer 2022.

FINANCIAL IMPLICATIONS

There is \$900K available for this project in the 2021 Financial Plan. At a total estimated cost of \$2.44M for Option A, the project will require additional \$1.54M to proceed. At a total estimated cost of \$1.55M for Option B, the project will require additional \$650K to proceed. Option B offers a \$890K savings over Option A.

LEGAL IMPLICATIONS

Six out of eight properties within the project corridor have encroachments on the City's Right of Way (ROW). Staff has been working with these property owners to remove the encroachments. Property impact letters were sent to the property owners on August 3, 2021, with a deadline to remove the encroachments by December 31, 2021.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The concept plans were presented during public consultation in 2014. The preliminary designs are based on the 2014 Options.

Staff will work on a communication plan, including project information on the City's website, project signs, and notices to residents adjacent to the project area.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The project team has coordinated with the Parks Division on maintenance access requirements, street furniture selection, plantings and trees.

CLIMATE CHANGE IMPLICATIONS

The walkway is located on steep terrain. There is minor erosion occurring within the Project corridor resulting from inadequate vegetative cover. For both Options, in addition to the retention of the existing healthy trees, the proposed upgrades will add approximately 1700 m² of green space.

Option B adapts to the existing terrain, minimizes the amount of excavation, reduces disturbance to the existing soil, and therefore, minimizes impacts to slope stability. Although Option B meanders the pathway across the hill, its drainage design allows run-off from the walkway surface to broadly spread over the site, facilitating natural irrigation and infiltration for the trees and planting areas. The proposed plantings and trees will ameliorate the current erosion and strengthen the stability of the site.

ALIGNMENT WITH STRATEGIC PRIORITIES

The Project is a Community Amenity Contribution "Shovel-in-the-Ground" project, and it is consistent with Council's top five priorities.

OPTIONS / RISKS / ALTERNATIVES

The following alternative option is available for Council's consideration:

1. Support Option A. If this option is selected, the project is anticipated to cost \$2.44M including design, construction, archaeology, permitting and contingency. The project will require an increase of \$1.54M to the original budget of \$900K.

CONCLUSION

The Consultant developed two preliminary design options for Council's consideration and approval. In addition to accommodating more trees, Option B is more walkable, constructable, and costs \$890K less.

It is recommended that Council support Option B and direct staff to proceed with detailed design of Option B.

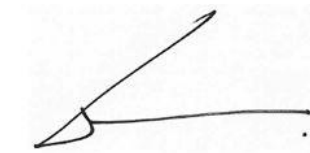
Respectfully submitted,



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

Comments from the Chief Administrative Officer

This corporate report seeks City Council approval and direction.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Centre Street Walkway Plan in 2014

Appendix B: Centre Street Walkway Preliminary Design Options