

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 8, 2021

TO: Mayor and Council

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

SUBJECT: Community Amenity Contributions – Centre Street Walkway; Maccaud Park Upgrade including Pickleball; Playground Upgrades

RECOMMENDATIONS

THAT Council:

1. 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.
 2. Consider the Maccaud Park project at an upcoming priorities session to potentially allocate \$500K from CAC to increase the project budget from \$250K to \$750K to include pickleball courts.
 3. Consider \$1M in funding from CAC at an upcoming priorities session for playground upgrades, including playground equipment.
 4. Direct staff to make the necessary amendments to the Financial Plan to reflect any approved items from this report.
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EXECUTIVE SUMMARY

Council met on February 22, 2021 to consider Community Amenity Contribution (CAC) project options. The Centre Street Walkway, Maccaud Park Upgrade including Pickleball, and Playground Upgrades were identified as projects for potential CAC funding and expedited completion.

This report discusses each of the three projects and provides recommendations for Council consideration.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
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 /

	<p>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-031 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 (CAC) 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>
2021-F&A-032 February 22, 2021	<p>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 b. Maccaud park Improvements / 2021 / \$250,000 and bring the project forward subject to further discussion as to exact improvements at the next priority session.</p> <p style="text-align: right;">CARRIED</p>
2021-F&A-033 February 22, 2021	<p>THAT the Finance and Audit Committee direct staff to review and bring forward information for the upgrading and improving all existing parks, with emphasis on Emerson Park, where improvements would be further explored at the next priority session utilizing the funds initially planned for an All Abilities Playground (2021/\$1M).</p> <p style="text-align: right;">CARRIED</p>
2019 F/A 064 December 9, 2019	<p>THAT the Finance and Audit Committee recommends that the Pickleball project, estimated at \$500K, be removed from the Maccaud park upgrade.</p> <p style="text-align: right;">CARRIED</p> <p>Councilor Johanson and Mayor Walker voted in the negative.</p>
2019 F/A 065 December 9, 2019	<p>THAT staff continue to explore options for pickleball courts in the community (basketball /pickleball) and the financial plan could be amended later if needed.</p> <p style="text-align: right;">CARRIED</p> <p>The Committee spoke to the All Abilities Park project led by the Firefighters, noting that their desire is to have it located along East Beach.</p> <p>It was suggested that any courts or parks built should be constructed on City owned land.</p>

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 "Update on Progress of Centre Street Road Allowance Improvements Task Force." <p style="text-align: right;">CARRIED</p>
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INTRODUCTION/BACKGROUND

Council identified the following three projects for potential CAC funding and expedited completion.

Centre Street Walkway

A concept plan, attached as Appendix A, was completed for the Centre Street Walkway between Marine Drive and Columbia Avenue, and presented to Council in October 2014. Funds of \$300K were included in the 2015 Capital Plan for this project. A conceptual estimate of \$800K was provided to Council by the Landscape Architect in October 2014; however, the project was not approved by Council. Subsequent Financial Plans including the proposed 2021-Financial Plan incorporated 'placeholder' amounts currently in the amount of \$500K for 2023.

Projects of this nature would move through conceptual design to preliminary design to final design concurrently, with permit approvals including archaeological permits. Tendering and Council contract approval would follow with construction starting in the following year. Fast tracking to complete the entire process in one year is possible, however, introduces risks or increased costs, including related to technical and permitting aspects.

The conceptual estimate of \$800K in 2014 has increased to \$900K, using the Bank of Canada inflation calculator. The next steps include:

- Council to approve \$900K as a conceptual budget.
- A civil designer to be hired on an expedited basis to carry out preliminary design, budget and schedule.
- Staff to work concurrently on all necessary permitting.
- Staff to update Council on preliminary design, budget and schedule.
- The civil designer proceeds to an expedited detailed design, budget and schedule.
- Communication strategy is developed.
- Contract Project Manager is hired.
- Request for Proposals (RFP) is issued with tight timelines.
- Council to award contract based on RFP.
- Project to commence.

At the February 22, 2021 Finance and Audit Committee meeting to discuss CAC projects, Council resolved to bring this project forward to 2021. Accordingly, a budget of \$900K, based on the conceptual design for the Centre Street Walkway provided to Council in 2014 and attached as Appendix A, is recommended for approval. CAC funding was suggested.

Maccaud Park Upgrade Including Pickleball

The concept of upgrading Maccaud Park with six pickleball courts, a small play area and refreshed plantings,, as shown in Appendix B, was included in the 2020 Financial Plan

submission at \$750K. Council decided during the 2020 Financial Plan process to remove the pickleball courts and \$500K from the Financial Plan.

The current project at \$250K is proposed as basic planting and walkway improvements focusing on sustainability. The Council motion at the February 22, 2021 CAC discussion was to consider the scope of this project further at an upcoming priority setting session.

If the project is to proceed with pickleball, as envisioned during the 2020 budget process, an additional \$500K in CAC funding will be required.

Playground Upgrades

Emerson Park playground upgrades, including new playground equipment, are budgeted at \$160K and proposed to be carried over from the 2020 to 2021 Financial Plan. A summary of needed playground improvements follows:

- Emerson Park – Needs total renewal including new playground equipment.
- Generations Playground – Needs more swing sets.
- Barge Park – Needs rubber surfacing.
- Goggs Park – Needs rubber surfacing and upgrades.

Council discussed allocating up to \$1M from CAC for playground upgrades and new playground equipment. Staff will endeavor to bring concepts to the next priority setting session.

FINANCIAL IMPLICATIONS

If all three projects are to proceed as described in this report, additional funding of \$2.24M will be required and will need to be included in the Financial Plan. This funding is recommended to come from the Community Amenity Contributions Reserve.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Communication strategies would need to be developed for the Centre Street Walkway project and for the Maccaud Upgrades.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Finance Department involvement is needed for funding discussions and Recreation & Culture Department for input into designs.

CLIMATE CHANGE IMPLICATIONS

Other than the climate change implications due to material inputs and construction activity, there would be no long term implications.

ALIGNMENT WITH STRATEGIC PRIORITIES

Projects are consistent with the Objective within Our Infrastructure Goal to Select and Complete the CAC Projects to Maximize the Benefit to the Community.

OPTIONS / RISKS / ALTERNATIVES

It is estimated that a total of \$2.24M in additional funding would be required to fast track the three projects discussed above to 2021. It is recommended that this funding come from the CAC reserve. There are financial and technical risks associated with accelerated schedules with compressed planning and design windows.

Council may decide to not to fast track or to scale down the three projects. Options for Council's consideration include:

1. Scale down Centre Street Walkway for construction in 2023 as per current Financial Plan submission.
2. Proceed with Maccaud Park in 2021, as per budget submission, without pickleball courts.
3. Parks Improvements in 2021 be limited to Emerson Park budget submission of \$160K.

CONCLUSION

The Centre Street Walkway, Maccaud Park Upgrade including Pickleball, and Playground Upgrades are identified as projects for potential CAC funding and expedited completion. If Council wishes to proceed with the scaled-up versions of these three projects in 2021, an additional \$2.24M in funding is required and the Financial Plan would need to be amended.

Council could consider:

- Approving a budget of \$900K from CAC based on the conceptual design for the Centre Street walkway provided to Council in 2014, and attached as Appendix A, and directing staff to commence the initial project steps, including preliminary design.
- Approving an additional \$500K for Maccaud Park upgrades including pickleball courts. The final budget to be \$750K.
- Approving an additional \$840K for playground upgrades (over and above the previously approved \$160K for Emerson Park).

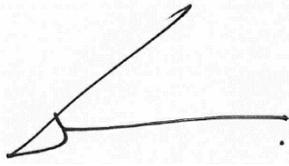
Respectfully submitted,



Jim Gordon
Director, Engineering and Municipal Operations Department

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a series of loops and a horizontal line ending in a dot.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Centre Street Walkway Presentation
Appendix B: Maccaud Pickleball Sketch