

Committee of Council Agenda

Tuesday, February 15, 2022

2:00 p.m.

Virtual Meeting

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1. Adoption of the Agenda

Recommendation:

That the Tuesday, February 15, 2022, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1. Minutes of Committee of Council

1

Recommendation:

That the minutes of the following Committee of Council Meetings be adopted:

- *February 1, 2022.*

4. REPORTS

4.1. Civic Centre Detailed Design

6

Recommendation:

That Committee of Council:

1. *Endorse the detailed design as outlined in the February 15, 2022, report and direct staff to proceed with construction of the Civic Centre Revitalization Project; and*
2. *Increase the project budget by \$100,000 to be funded by Accumulated Surplus and amend the Capital Plan accordingly.*

4.2. Rezoning Application Extension for 3587 Oxford Street

24

Recommendation:

That Committee of Council extend the date of expiry for adoption of Zoning

Amendment Bylaw No. 4209 to February 23, 2023.

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

8.1. Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, February 15, 2022, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

Item 5.2

g. litigation or potential litigation affecting the municipality.

Item 5.3

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Item 5.4

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

9. ADJOURNMENT

9.1. Adjournment of the Meeting

Recommendation:

That the Tuesday, February 15, 2022, Committee of Council Meeting be adjourned.

10. MEETING NOTES



Committee of Council Minutes

Tuesday, February 1, 2022
Virtual Meeting

Present: Chair - Mayor West
Councillor Darling
Councillor Dupont
Councillor McCurrach
Councillor Penner
Councillor Pollock

Absent: Councillor Washington

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved-Seconded:

That the Tuesday, February 1, 2022, Committee of Council Meeting Agenda be adopted with the following changes:

- *Addition to item 8.1, item 5.1, section d.*

In Favour (6): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (1): Councillor Washington

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Moved-Seconded:

That the minutes of the following Committee of Council Meetings be adopted:

- *January 18, 2022.*

In Favour (6): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (1): Councillor Washington

Carried

4. REPORTS

4.1 Rezoning Application for 1340 Prairie (further information)

Moved-Seconded:

That Committee of Council recommend to Council:

1. *The zoning of 1340 Prairie Avenue be amended from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2).*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) *Installation of protective fencing for trees on-site and off-site on the adjacent lot prior to issuance of a demolition permit;*
 - b) *Completion of design and submission of securities and fees for off-site works and services;*
 - c) *Registration of a legal agreement to ensure the building design of each dwelling is substantially different in massing, location of windows, balconies and decks, façade materials and finishing and that the design, demolition and construction of buildings:*
 - i. *Avoids any disturbance to the critical root zone of trees located at 1344 Prairie Avenue except where a portion of the new foundation is constructed within the existing foundation footprint;*
 - ii. *Limits construction of a basement or crawl space on the proposed Lot A and;*
 - iii. *Employs recommended protection, construction and monitoring measures pertaining to critical root zones of on-site and off-site trees.*
3. *Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary the front setback; and,*
4. *Forward Development Variance Permit DVP00084 to Council with support for consideration subject to neighbourhood input.*

In Favour (6): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (1): Councillor Washington

Carried

4.2 Rezoning Application for 1777 Langan Avenue

Moved-Seconded:

That Committee of Council recommend to Council that:

1. *The zoning of 1777 Langan Avenue be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4);*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) *Installation of protective fencing for on-site and off-site trees;*
 - b) *Demolition of the existing buildings; and*
 - c) *Completion of design and submission of fees and securities for off-site works and services including construction of a portion of the unopened lane.*

In Favour (6): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (1): Councillor Washington

Carried

4.3 Animal Control Bylaw Amendments

Moved-Seconded:

That Committee of Council recommend that Council:

1. *Amend Animal Control Bylaw No. 3990 to add a definition of public place, amend the definition of muzzled and add language for aggressive dogs.*
2. *Adopt amendments to Bylaw Notice Enforcement Bylaw No. 3814 and Ticket Information Bylaw No. 2743.*

In Favour (6): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (1): Councillor Washington

Carried

4.4 Council Priorities Update

Staff provided an update on Council priorities and answered questions of Council.

5. COUNCILLORS' UPDATE

Council provided updates on City business.

6. MAYOR'S UPDATE

Mayor West provided an update on City business.

7. CAO UPDATE

No update.

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Moved-Seconded:

That the Committee of Council Meeting of Tuesday, February 1, 2022, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

d. the security of property of the municipality;

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

In Favour (6): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (1): Councillor Washington

Carried

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Moved-Seconded:

That the Tuesday, February 1, 2022, Committee of Council Meeting be adjourned at 3:08 p.m.

In Favour (6): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (1): Councillor Washington

Carried

10. MEETING NOTES

None.

Mayor

Corporate Officer

RECOMMENDATION:

That Committee of Council:

1. Endorse the detailed design as outlined in the February 15, 2022 report and direct staff to proceed with construction of the Civic Centre Revitalization Project; and
2. Increase the project budget by \$100,000 to be funded by Accumulated Surplus and amend the Capital Plan accordingly.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the March 9, 2021 Committee of Council Meeting, the following motions were carried:

That Committee of Council direct staff to:

1. *Proceed with detailed design of the Civic Centre in 2021, as outlined in the March 9, 2021, staff report, "Civic Centre Rehabilitation" and report back to council with drawings prior to construction;*
2. *Proceed with seeking public feedback for the Civic Centre rehabilitation between March 10 and March 24, 2021;*
3. *Plan for construction of the Civic Centre rehabilitation project in 2022; and*
4. *Defer the Donald Street pathway extension to 2022 to align with Civic Centre work.*

REPORT SUMMARY

Following up with valuable feedback obtained from and discussed with Mayor and Council, this report presents an update to the proposed, refined designs for the Civic Centre Revitalization Project including those for Veterans Park, Leigh Square and Donald Street Pathway. Furthermore, the report seeks endorsement of the design and direction from Committee of Council to proceed with construction services of the project.

BACKGROUND

The Civic Centre Revitalization Project is integral in achieving the vision set forth by increasing pedestrian connectivity to the heart of the redeveloped McAllister Avenue and through thoughtful placement and articulation of safe public spaces that can be enjoyed by businesses, property owners and the community. The project will further link the Port Coquitlam Community Centre with the downtown and provide flexibility for events, gatherings and informal use. In addition to the staff steering committee and consultant, the designs have been informed by the 1998 Downtown Plan, the 2003 Growing the Arts in Leigh Square, the 2015 Cultural Plan, the 2017 Downtown Action Plan, feedback received as part of the annual budget feedback survey and feedback received from Mayor and Council.

Civic Centre Detailed Design

At the March 9, 2021 Committee of Council meeting, staff presented the initial preliminary concept designs, seeking direction to proceed with more detailed engineering, public feedback and construction in 2022. The plans integrated the Donald Pathway extension, Leigh Square and Veterans Park into a continuous and cohesive public open space, removing various physical and visual barriers, and opening up the site to create a safe, welcoming, inclusive and engaging experience. Figure 1 depicts a simplified version of the March conceptual plan including: relocation of the bandshell and cenotaph, removal of shrubbery to optimize the continuous layout and improve safety, consistent paving, furnishings and planting treatments, and inclusion of a water play / ornamental feature.

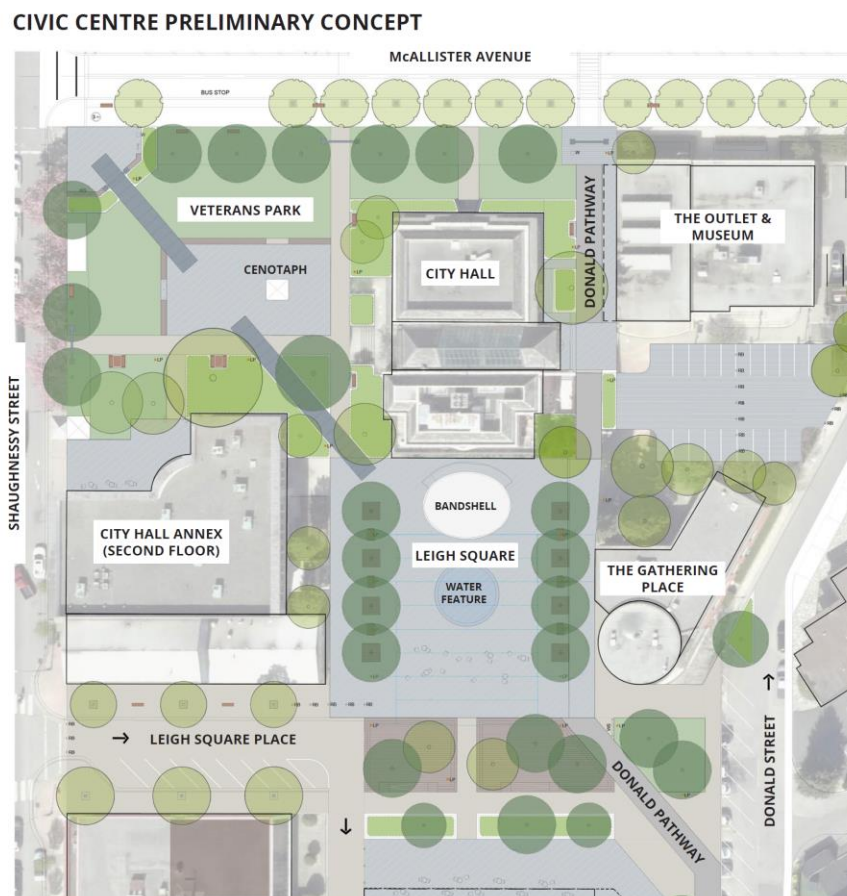


Figure 1: Original Concept Plan

Staff recommended that the Civic Centre Revitalization project be considered for detailed design in 2021 and construction in 2022, aligning with completion of the McAllister Avenue rehabilitation project (2021) and this recommendation was approved by Committee of Council at the March 9 meeting.

Throughout 2021, staff worked diligently with their engineering consultant to investigate, assess, and revise the concept designs to include more detail and expertise including: civil, geotechnical, structural, and electrical engineering and structural and landscape architecting. Staff and their consultants further presented on the design elements being considered for each of the project areas which resulted in valuable discussion between members of Council and the project team.

DISCUSSION

Working within the approved project budget of \$5,800,000, staff defined a base scope which meets the overall objective of the project, and a number of further enhancement features / improvements for consideration. The following sections summarize the base scope as well as seven predetermined potential enhancement features which could be completed as part of this or a future project at the corresponding incremental cost. It should be noted that these estimates have been prepared with limited investigative detail and that a more refined cost estimate will be prepared closer to completion of the detailed design.

Veterans Park

Base scope elements of Veterans Park include the following: rehabilitation of the cenotaph and annex plazas, an entry plaza at the corner of Shaughnessy Street and McAllister Avenue, basic lighting, seat walls and site furniture and new trees and planting beds. Tulips, a recognized important feature which draws residents and visitors to the space, will continue to be planted and maintained seasonally. In an effort to promote visibility and prominence of the cenotaph and create a more formal, ceremonial space, it is proposed to center the monument on the plaza and align with the axial pathway through the centre. Low seat walls are proposed to replace the existing archways and bordering trees removed for a net loss of seven trees within Veterans Park, intended to provide expansive views and an inviting feel. Figure 2 depicts these elements.

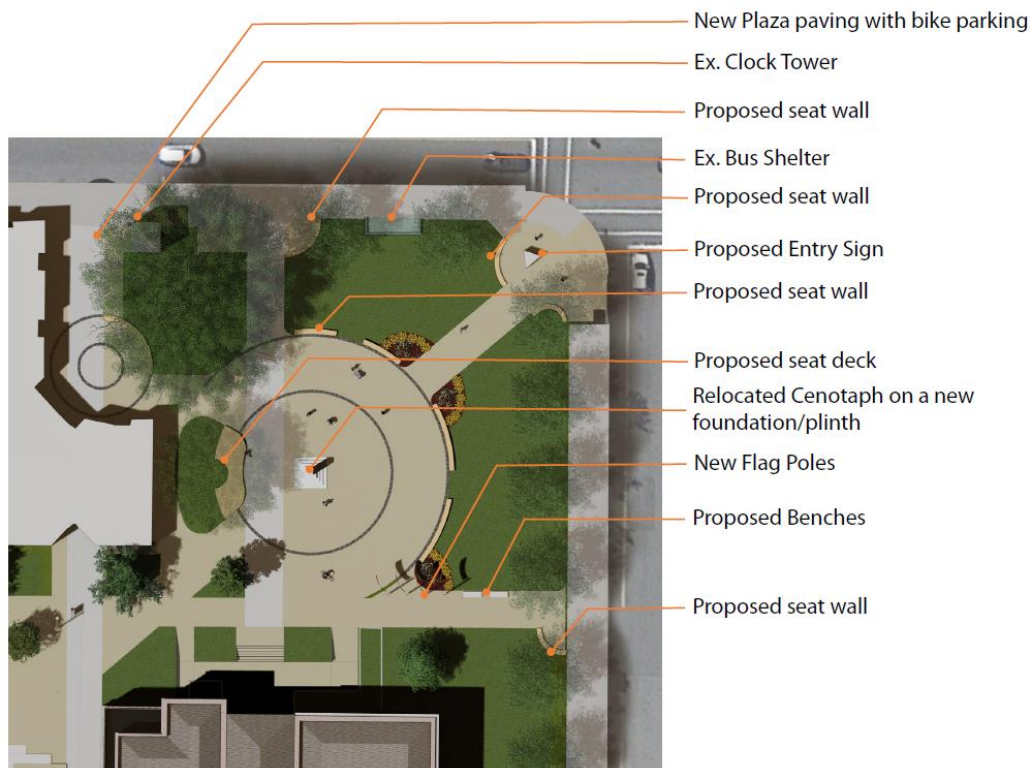


Figure 2: Veterans Park Base Scope

Alternative arrangements of the park and cenotaph were explored and Figure 3 includes a concept locating the monument at the northwest corner of the park. This concept obviously results in a reduced plaza area around the cenotaph, however, preserves a large lawn. Furthermore, this configuration allows for a higher visibility of the monument from Shaughnessy Street and McAllister Avenue and creates a more open space for the remainder of the park which would then have more flexibility for other types of events or celebrations. However, the cenotaph would be removed as the focal point of the park and its perceived prominence likely reduced. This option also creates a more difficult space to utilize for Remembrance Day ceremonies as there would be less space directly surrounding the monument; this could be rectified by introducing more hardscape, however, at the expense of reducing green space in the park.

Some members of Council tabled concerns with the total cost of the base scope proposed in Veterans Park, stating that the estimated \$1,300,000 seemed excessive for this area. Staff indicated that the cost is predominantly made up of civil and hardscaping works, including reconfiguration of the layout and removal and replacement of all the existing concrete pavers. In order to demonstrate a significantly reduced version of this, staff investigated the total cost to only include an entry plaza at the corner of Shaughnessy Street and McAllister Avenue, basic lighting, seat walls and site furniture and new trees and planting beds, removing any rehabilitation of the existing plaza, cenotaph and lawn from the scope. Resulting, consistency and flow between the various project areas would

Civic Centre Detailed Design

be lessened and Veterans Park would not have that brand new, revitalized feel, however, the objectives of creating an open and inviting site to create a safe, welcoming, inclusive and engaging experience would be met. Staff have determined that such a configuration would result in \$900,000 of savings and note that this would be a significant change in scope and direction previously provided.

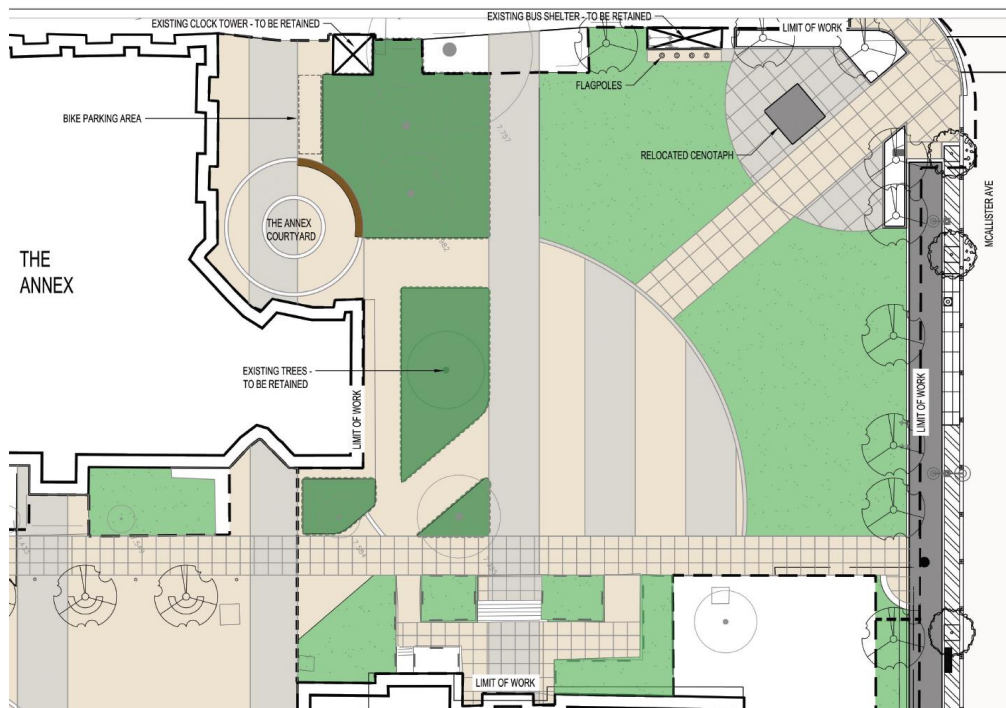


Figure 3: Alternate Cenotaph Location

Enhanced Lighting

Basic lighting for the context of this report is defined as providing enough luminance for pedestrian safety and comfort. However, enhanced lighting would act as an additional aesthetic enhancement, adding to the ambience and creating a more inviting and warm space. Some illustrative examples of enhanced lighting are shown below:

Civic Centre Detailed Design



Civic Centre Detailed Design

Due to the relatively insignificant additional cost of approximately \$50,000 within Veterans Park, and coupled with feedback received from Mayor/Council, staff and the City's consultant, this additional expenditure is being recommended as part of the project scope.

Donald Pathway

Base scope of the Donald Street Pathway includes the following: completion of the pathway between Wilson and McAllister Avenues, modification / removal of the existing buttress wall at the east entrance to City Hall, City Hall entrance, stairway and outlet building stage modifications, pathway lighting and trees and planting beds. The path will create a safe and inviting corridor which brings people to and through the Civic Centre and downtown, extending into the Leigh Square and McAllister Avenue design features to create clear synergy and entry points to the centre. The proposed alignment is outlined in Figure 4.



Figure 4: Donald Street Pathway Alignment

An alternative concept which has been considered by staff includes splitting pedestrians and cyclists at a strategic location, and providing a dedicated corridor for cyclists along the Donald Street Road alignment, whilst facilitating a walking path through the heart of the center. This option was considered for a number of reasons:

- i. Provides a safe comfortable route for pedestrians and cyclists alike;
- ii. Minimizes conflict zones between pedestrians and cyclists;
- iii. Eliminates cycle traffic adjacent to facility entrances such as the Gathering Place and City Hall; and
- iv. Retains the spruce tree which is centered in Figure 6 as the requirement for a 3m wide multiuse path is relaxed.

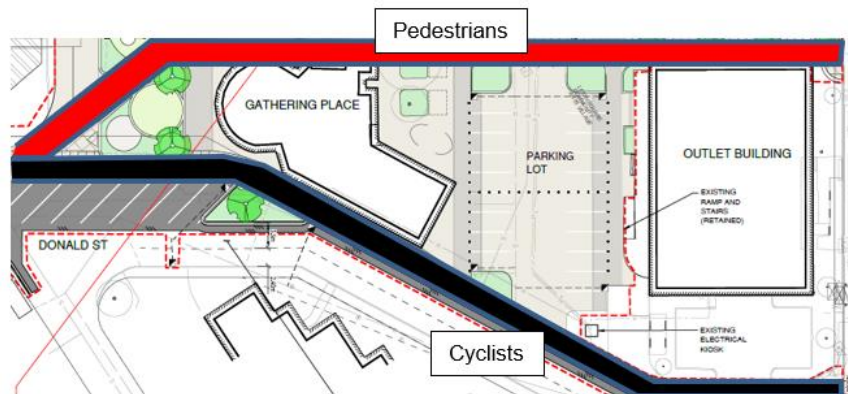


Figure 5: Alternate Donald Street Pathway Alignments

Although this alternative results in approximately \$100,000 of additional cost, to construct this additional transportation facility adjacent to Donald Street, the value in removing fast moving bicycle traffic from the core of the center and improving safety and increasing flexibility at access points and preserving the large significant tree, is considered to be substantial. Staff are therefore recommending to proceed with this alternative approach.

Outlet Building

One challenge that was faced during concept development and design is where the path is pinched between the City Hall and Outlet Building. In order to create a straight, unobstructed, open and inviting corridor, several different treatment types were considered including: removing and reconstructing the outlet building wall approximately 2m to the east, activating the existing wall considering public art or windows and openings, and modifying the corners of the Outlet Wall at the pinch points which results in a more open feel at either end of this narrower section.



Figure 6: Existing Facing south (left) and north (right)



Figure 7: Existing Activated (left) and Corners Snipped (right)



Figure 8: Building Relocated 2m East

The proposed base scope does not include any treatments to the Outlet Building, however, does require that the large evergreen tree centered on the alignment and the City Hall east wing wall (both shown in Figure 6) be removed; this is only required in the event that a single pathway through the center is constructed for shared pedestrian and cyclist use rather than the alternative split pathway which is recommended. Furthermore, in studying the clearance for the path, it was observed that the stairs at the City Hall entrance will be eliminated in order to maintain the path alignment and width. The costs to enhance the existing building are variable as they can range from a relatively small amount, displaying public art, murals, mosaics, or similar, approximately \$235,000 to renovate and include windows and openings, and \$600,000 and \$800,000 respectively for modifying the outlet wall corners and relocating the wall.

Another treatment explored was the potential incorporation of a sustainable green / vegetated wall to be displayed in front of the Outlet Building. Green walls can be an aesthetically pleasing alternative when designed appropriately, however, do require standard maintenance and up-front cost for design and construction. Although difficult to prepare a detailed estimate at this stage of the design process, green walls of various complexities could be considered and it is estimated to cost from

\$250,000 to \$500,000 depending on the extensivity. Figure 9 depicts an example of a vegetated green wall.



Figure 9: Green Wall

Due to budget constraints and recognizing that enhancements to the outlet building could be deferred and delivered at a later date as they are not critical to the overall project objectives, staff continue to support the recommendation to not include any specific treatment types at this time. While this area continues to be an important focus point, the path is primarily for travel rather than a destination point and therefore it is proposed to use any cost savings that would otherwise be used to enhance the wall on other areas of the overall project.

Donald Street Parking and Roadworks

As part of the assessment of the full Civic Centre, drainage and road rehabilitation were considered on Donald Street from Wilson Avenue to McAllister Avenue. Constructing the roadworks on Donald Street would result in an overall sense of completion, with a brand-new paved road and angled parking and one-way eastbound traffic. However, the condition of the existing pavement for vehicular traffic and parking is considered to be fair and does not meet typical criteria warranting rehabilitation at this time. The road and drainage work on Donald Street is estimated at \$650,000 and it is proposed that this construction work be deferred to a future construction year and be performed as a neighborhood rehabilitation project at a time that criteria conditions are met and appropriate funding can be applied.

Outlet Building Parking Upgrades

The Civic Centre concept involves removing the existing 10 parking stalls which are located just south of City Hall and east of the City Hall Annex. In an effort to offset this reduction, 10 new spaces are proposed by expanding the parking area currently located east of City Hall and immediately north of the Gathering Place and south of the Outlet Building. Redevelopment of this area will add valuable parking and additional event space, including removable bollards installed at strategic locations to allow for conversion of the parking areas for community events. The design further includes electrical vehicle charging stations and relocation of the large concrete utility shed which is currently located

just west of the existing parking lot. Staff were asked to clarify the cost of relocating this utility shed and compare any potential savings of not relocating it to the resulting parking reduction. Staff have determined that leaving the existing shed in place and working around it would result in an overall reduction of four parking stalls. Furthermore, costs to relocate the shed are relatively insignificant as the existing power could be fed from the shed to a new kiosk and the shed knocked down relatively basically. The reduction in demolition, civil and electrical works would result in savings of approximately \$50,000 which compares to the estimate of \$550,000 to complete the entire parking area. Further to the reduction in parking, such a structure is not necessary for its intended purpose and leaving it in place reduces site lines and views overall and would be an impediment during events and gatherings.

Although improvements to this area add valuable parking spaces, it could be constructed at a later date with some minor modifications in the interim to accommodate some parking. Staff are recommending that the \$550,000 of work be deferred to a subsequent construction year and that this reduction be applied to other areas of the overall project.

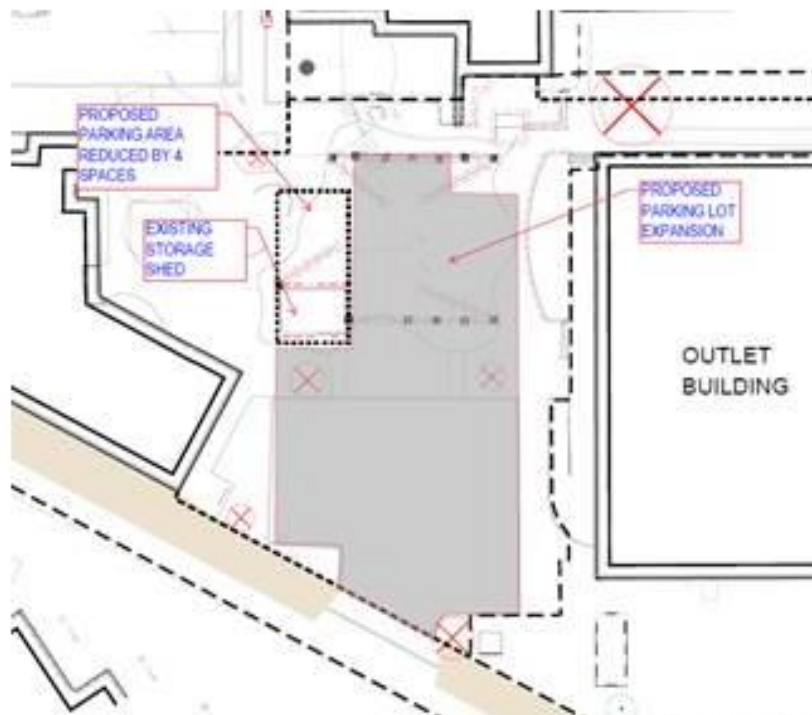


Figure 10: Outlet Building Parking

Leigh Square

The Leigh Square project component encompasses the existing parking area, pathways, plaza and bandshell and the base scope includes expansion of the plaza, seating decks, removal of the bandshell and construction of a new pavilion at the north end, lighting, trees and a water feature. The design of Leigh Square is not dissimilar to the original concept (Figure 1) which involves

Civic Centre Detailed Design

extending plaza paving to adjacent streets to create more expansive spaces and as well maintaining consistencies between the design of Veterans Park and Leigh Square for Civic Centre continuity.



Figure 11: Leigh Square Plaza

Integration with Surroundings

Staff have been made aware of possible development in the surrounding areas, including potential restaurants and dining and patio spaces, collaborating with the Civic Centre project. Furthermore, parklet and refuge areas have been demonstrated below including play for children, seating, trees and planters. Staff will ensure they are in close communication with the appropriate staff so that expectations are met when reviewing development applications.



Another concern heard by staff was regarding the integration and views of the revitalization project from approximately the Gathering Place Windows or the artificial turf play area. It was noted that the current situation is uninviting and impractical as it stares into the backside of the bandshell with little feeling of integration between the spaces. It should be noted that the proposed project includes removing the existing bandshell as well as opening up the space and addition of new features to bring the spaces together. The following rendering demonstrates a rough elevation view of the project elements when viewed westward across the plaza.

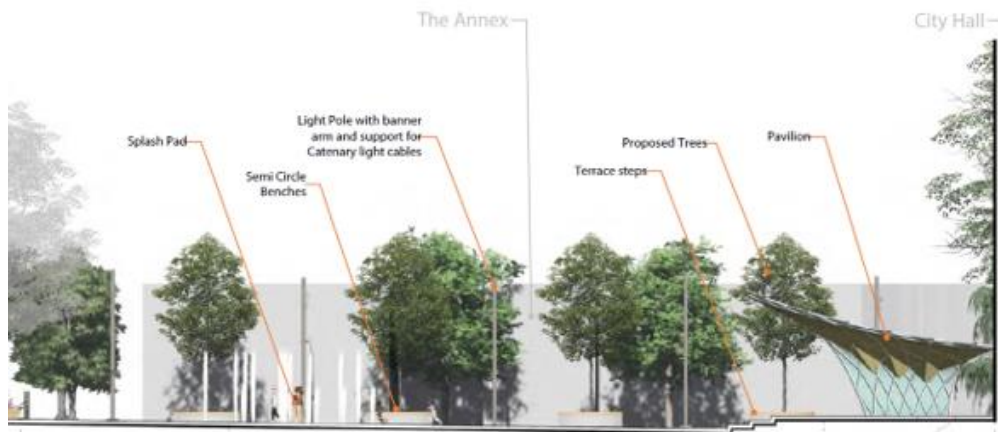


Figure 12: Leigh Square View from Gathering Place

Water feature

Another element that was proposed during concept development of the Civic Centre includes a water fountain display and/or play feature. Options include: a water to waste or recirculating system, or no water feature. A water to waste system is included in the base scope cost estimate (Table 1), which could be reduced by \$250,000 if this element were removed from the scope. Some photos below demonstrate the type of system being designed with emphasis on play potential and less likelihood of operating purely for display purposes.



Water feature systems typically use City supplied municipal water, and in the case of a waste to water system, as the name suggests, all water flowing to the splash pad is drained to the sanitary sewer system. Therefore, treatment equipment, pumps and/or storage tanks are not required for operations and resulting capital and maintenance costs are lower. Water pressure and corresponding jet sizes and stream heights are typically limited to the incoming volume and pressure and because all water is wasted, it is typically designed to conserve water and be operated selectively or on command for play, especially during dryer summer months.

In contrariety to a water to waste system, a recirculating system is designed for water to flow from the splash pad to a storage treatment tank and then returned back to the spray jets once treated. Similar to a swimming pool, Health Regulations require that the water is maintained to a potable

standard, resulting in higher maintenance costs, in addition to higher up-front capital costs to construct the necessary facilities. Staff estimate that a recirculated water system would increase the base scope cost by \$350,000 and cost approximately \$15,000 per year to operate, based on advice received from Recreation staff.

The benefits of a recirculated system, in addition to the obvious environmental implications, include higher reaching and more lavish displays, the ability to utilize the feature as a decorative exhibition piece and not just for play during hot summer months and of course could still be shut off to conserve any runoff water when required. This feature makes up an integral part of the space, providing a playful, fun and entertaining feature element and budget has been secured accordingly to afford the base scope which includes a water to waste system. However, due to added environmental benefits of implementing a recirculating system complete with flexibility for when it is used and what it is used for. Staff are recommending to include a recirculating feature as part of the project for an additional approximately \$350,000.

PoCo Pavilion

The base scope includes removal of the existing stage and bandshell, and design and construction of a new, simpler and more functional pavilion style stage to support current and future events. On average, use of the existing bandshell space is formally reserved 15 times per year, not including the Farmer's Market (pre Covid assessment), and otherwise seems to serve as an informal space to meet, eat and gather. While activation of the space as such is advantageous, it is limited to the type and size of events that can be hosted. Figure 13 depicts the simple style, elegant and contemporary structure being proposed as part of the project.



Figure 13: PoCo Pavilion

Removal and relocation of the existing bandshell structure was also considered as an alternative to constructing a brand-new and contemporary pavilion style stage. Obvious limitations to this approach include the size of the stage, and fewer custom features to facilitate events. Furthermore, the structure itself would not be customizable to ensure design consistency and integration with the rest

Civic Centre Detailed Design

of the project. Staff estimate that removal and relocation of the existing bandshell as an alternative to a new pavilion stage will result in a cost savings of \$375,000.

Several other alternatives considered include removing the existing bandshell structure and not replacing it with another stage, as well as enhanced versions of a new pavilion or bandshell. The removal only option without replacement results in an overall cost savings of \$750,000 and additional enhancements of the basic structure shown in Figure 13 could be considered for additional increments in cost ranging from approximately \$100,000 to \$350,000 above the included base scope cost. Examples of a enhanced pavilion and bandshell are shown below.



Leigh Square Place

Bordering the Civic Centre project, Leigh Square Place is another location which would benefit from transforming the existing traditional roadway to a broadly pedestrian oriented boulevard, connecting Shaughnessy Street to the project. Similar to the McAllister Avenue design, curb and gutter would be removed, extending the centre criteria through Leigh Square Place, narrowing the road to one-way traffic with angled parking.

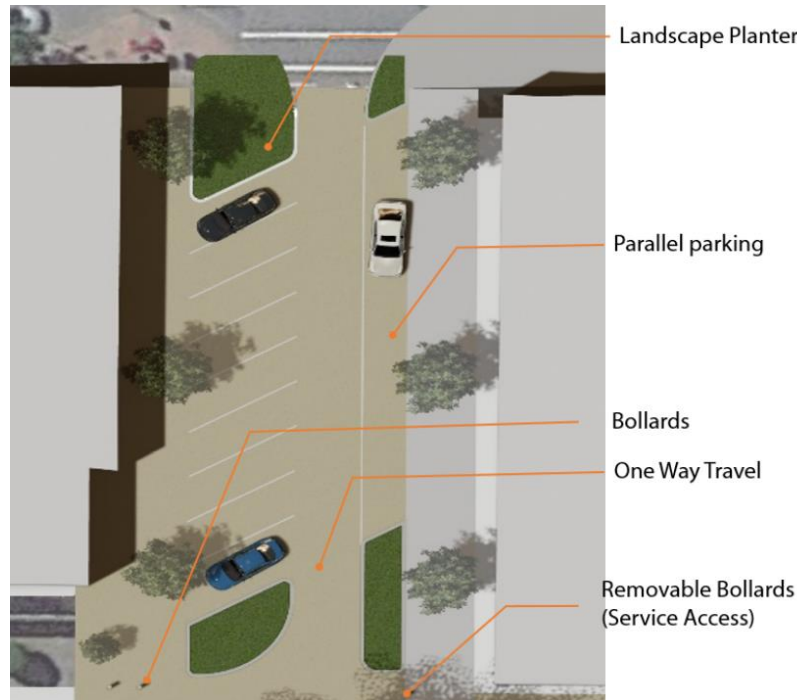


Figure 14: Leigh Square Place Design Concept

Although revitalization of Leigh Square Place would result in perceived overall completeness of the Centre, similar to Donald Street roadworks, this area falls outside that of the original scope and therefore the estimated construction cost of \$550,000 is not included in the base budget and it is not recommended that this project be completed at this time.

Enhanced Lighting

Similar to the recommendation in Veterans Park, enhanced lighting would improve the aesthetics and enhance the overall ambience and create a more inviting and warm space. An additional \$300,000 over and above basic lighting already proposed throughout Leigh Square is recommended to be included in the scope.

Schedule

Following are the anticipated schedule milestones and completion dates. Note that timelines represent project phasing to ensure Veterans Park commences first and the space is conducive to and available for Remembrance Day ceremonies. Furthermore, staff are coordinating internally to accommodate several important events such as the Polish Festival and Grand Prix bike race.

- | | |
|---|------------------|
| • Construction Commencement | August 2022 |
| • Veterans Park Completion | November 1, 2022 |
| • Donald Street and Leigh Square Completion | late Spring 2023 |

Recommendation

Table 1 summarizes the estimated expenditures for each of the project components discussed in this report. Approximate cost for the base scope has been valued at \$5,100,000 which compares to the approved budget of \$5,800,000. Cost estimates for each of the enhanced features are further shown.

		Veterans Park	Donald Pathway	Leigh Square	Total
	BUDGET				\$5,800,000
	BASE PRICE	\$1,300,000	\$700,000	\$3,100,000	\$5,100,000
1	Enhanced Lighting	\$50,000	-	\$250,000-\$350,000	
2	Outlet Building (Wall Openings/Snip/Chop)		\$235,000/\$600,000/\$800,000		
3	Donald St. Roadworks		\$650,000		
4	Enhanced Pavilion/Bandshell			\$100,000/- \$350,000	
5	Enhanced Water Feature (Recirc)			\$350,000	
6	Leigh Square Pl.			\$550,000	
7	Outlet Building Parking Lot		\$550,000		
	TOTAL	\$1,350,000	\$2,135,000-\$2,700,000	\$4,350,000-\$4,700,000	\$7,835,000-\$8,750,000

Table 1: Cost Summary

Staff are recommending that all of the base scope components be included as part of the project. Despite exploring less expensive alternatives and different configurations in Veterans Park, centering the cenotaph as the focus point is ideal for its intended use and completing the hardscaping through the park will allow for synergy, flow and consistency with the rest of the project.

Enhanced lighting at an approximate cost of \$50,000 and \$300,000 for each of Veterans Park and Leigh Square respectively is further recommended. This deduction was made after receiving strong support from Mayor and Council and further because costs are relatively modest in comparison to the overall project and will provide high gain for the investment.

In addition to the base scope on Donald Street, forming a path through the centre, connecting the existing pathway at Wilson Avenue to McAllister Avenue, it is recommended that an additional path be constructed parallel to the existing Donald Street roadway, and that it be used predominantly for cyclist traffic. Pedestrians accessing the center on foot will use the main pathway through the centre without sharing or conflicting with faster moving cyclist traffic. The additional cost to construct this pathway is estimated at \$100,000. Each of the remaining additional enhancements discussed within the Donald Street pathway scope are not being recommended at this time as they involve significant, additional, unbudgeted cost, and the overall project objectives will be met without these additions which border the centre.

Within Leigh Square, a recirculated water feature is being recommended over the water to waste feature proposed in the base scope due to the inherent sustainability and flexibilities with this type of system. The additional cost to construct a recirculated system is valued at \$350,000. Similar to

Civic Centre Detailed Design

Donald Street, remaining additional enhancements discussed within the Leigh Square scope are not being recommended at this time. Table 2 outlines the total scope including any revisions to the base and enhancements and features being recommended by staff:


	Veterans Park	Donald Pathway	Leigh Square	Total
BUDGET				\$5,800,000
BASE PRICE	\$1,300,000	\$700,000	\$3,100,000	\$5,100,000
Enhanced Lighting	\$50,000	-	\$300,000	\$350,000
Split Donald Street Pathway		\$100,000		\$100,000
Recirculated Water Feature			\$350,000	\$350,000
TOTAL	\$1,350,000	\$800,000	\$3,750,000	\$5,900,000

Table 2: Recommended Scope

FINANCIAL IMPLICATIONS

As can be seen from Table 2, the proposed recommended scope results in a total project estimate of \$5,900,000. Therefore, it is recommended that the budget be increased accordingly and funded by Accumulated Surplus.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Endorse the detailed design as outlined in this report, direct staff to proceed with construction and amend the Capital Plan accordingly.
	2	Give further direction to Staff regarding the proposed detailed design.

Lead author(s): Jason Daviduk

Rezoning Application Extension for 3587 Oxford Street

RECOMMENDATION:

That Committee of Council extend the date of expiry for adoption of Zoning Amendment Bylaw No. 4209 to February 23, 2023.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the Council meeting on February 23, 2021, the following motion was passed:

1. *That Council give "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2021, No. 4209" third reading; and*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Installation of protective fencing for the tree on the adjacent lot;*
 - b. *Demolition of the existing buildings; and*
 - c. *Completion of design and submission of fees and securities for off-site works and services, including lane upgrades to Patricia Avenue.*

REPORT SUMMARY

This report recommends extending the expiry date of an amending bylaw that would rezone the property at 3587 Oxford Street from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4). As no circumstances related to the amending bylaw changed within this period and the property is in acceptable condition, approval of a one-year extension is recommended.

BACKGROUND

On February 23, 2021, Council gave third reading to rezone 3587 Oxford Street to facilitate a two-lot subdivision. The Development Procedures Bylaw requires adoption of the amending bylaw within one year. The Delegation of Authority Bylaw provides the Committee of Council with authority to issue time extensions for Council consideration of adoption of a Zoning Bylaw amendment for a period of up to one year from the initial one-year period. The applicant has advised he will be unable to fully complete the required conditions of bylaw adoption within that time frame and has requested a one-year extension.

DISCUSSION

The applicant advises that fulfilling the required conditions is taking longer than he had anticipated, but expects to be in a position to complete within a year. To date, the buildings on the property have been demolished. The applicant is in the process of finalizing the drawings for the off-site works and services with the City and is prepared to submit the securities when finalized. The tree protection


Rezoning Application Extension for 3587 Oxford Street

fencing for the neighbour's rhododendron in the front yard will be installed before Council considers final reading. The site is well kept as it awaits redevelopment. No changes in municipal policies or regulations have occurred since third reading that would impact the application and staff recommend approval of the requested extension.

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve the requested time extension.
	2	Not approve the time extension. If this decision is made, the applicant may request that Council consider the requested extension.

Lead author(s): Natalie Coburn