

# Report to Council



**Date:** October 19, 2015  
**File:** 0920-01  
**To:** City Manager  
**From:** Development Engineering Manager  
**Subject:** Clifton Road Financial Strategies

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## **Recommendation:**

THAT Council receives, for information, the Report from the Development Engineering Manager dated October 19, 2015 with respect to Clifton Road Financial Strategies related to the possible road upgrades;

AND THAT Council endorses Option #3 as outlined in the Report from the Development Engineering Manager dated October 19, 2015 as the preferred option with respect to the Clifton Road Financial Strategies.

## **Purpose:**

To inform Council of the various financial implications related to the upgrade of Clifton Road.

## **Background:**

The proposed Melcor, North Clifton development anticipates a rezoning application in the near future and requires extensions to the sanitary sewer and water mains. The proposed alignment for these extensions is within the existing Clifton Road right-of-way.

Through various studies, public input and staff's site visits, it has been determined that Clifton Road does not meet current design standards. However, no major safety problems have been identified. This is reflected in the ICBC collisions statistics and a recent safety audit.

An upgraded Clifton Road cross-section would include two 3.2m wide travel lanes and a 1.5m wide paved shoulder for pedestrians and bikes. The current road pavement width varies between 7.0m and 10.0m.

In response to the Council Resolution, dated July 15/2014 and the Area Structure Plan approval, staff are now preparing for Clifton Road improvements. Various options for the construction of the cross section are proposed.

**Option #1**

The first option is for the developer to proceed without any improvement or widening of Clifton Road beyond the developer's utility connection/extension works.

**Option #2**

The second option is for Clifton Road to be upgraded by the City in conjunction with the developer's required utility works. The cost to the City including contingency and engineering is approximately \$2,232,000. There is currently no identified funding with City budgets for this work.

**Option #3**

The third option is for the developer to proceed immediately with the required utility works and the City to complete the improvement at a later date. The cost to the City will be approximately \$2,760,000, which is an additional \$528,000 compared to the second option however there are benefits to this option as explained below.

The City will need to explore two potential funding sources for both options two and three - 100% taxation or amending the DCC Road Program to include Clifton Road. Adding Clifton Road to the DCC Road Program is the appropriate and preferred option; however, this option will still require taxation contribution due to the existing user's benefit from the upgrade.

To include Clifton Road in the DCC Program will require a DCC Road Program review for this sector and a bylaw update which should be completed in a comprehensive manner. The recommendations from a DCC Road Program review and update should be implemented, at the earliest, as part of the 2017 City budget. As such, staff's recommendation is to defer Clifton Road improvements until such time as the DCC Road Program for this sector of the City has been reviewed in its entirety. This approach will also allow the appropriate cross section for the area to be confirmed, the existing benefit to be defined and for a fair, equitable and appropriate allocation of costs to occur.

The DCC Road Program is the preferred financial option. This would include the appropriate taxation amount.

**Internal Circulation:**

Moudud Hasan, Transportation and Mobility Manager  
Joel Shaw, Infrastructure Planning Department Manager  
Damien Burggraeve, Planner II

**Considerations not applicable to this report:**

**Legal/Statutory Authority:**

**Legal/Statutory Procedural Requirements:**

**Existing Policy:**

**Financial/Budgetary Considerations:**

**Personnel Implications:**

**External Agency/Public Comments:**  
**Communications Comments:**  
**Alternate Recommendation:**

Submitted by:

Steve Muenz,  
Development Engineering Manager

**Reviewed by:**

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Mo Bayat, Development Services Director

**Approved for inclusion:**

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Doug Gilchrist, Community Planning & Real Estate  
Divisional Director