



Staff Report to Council

DATE: Monday, May 1, 2023

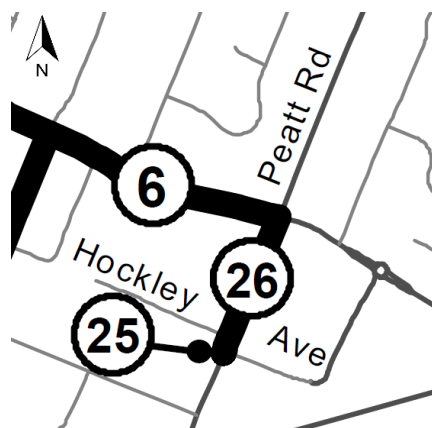
DEPARTMENT: Engineering

SUBJECT: Peatt Road DCC Project – Utility Pole Removals

BACKGROUND:

The purpose of this report is to inform Council of the status of utility poles in the road right-of-way, that were “topped” by BC Hydro but not fully removed, remaining an unsightly hazard in the roadway.

Peatt Road (from the intersections at Goldstream Avenue and Hockley Avenues inclusive) is currently in the City of Langford Road Development Cost Charge (DCC) Project Program. Figure 1 is a snippet from the Road DCC Program Project Map (the numbered circles reference project numbers from a table on the map, also listed adjacent for convenience):



Project #6: Goldstream Avenue Improvements (800 Block of Goldstream Avenue at Peatt Road)

Project #25: Peatt Road (Roundabout Peatt Road at Hockley Avenue)

Project #26: Peatt Road (Goldstream Avenue to Hockley Avenue)

Figure 1: Goldstream/Peatt/Hockley Road DCC Project Map Snippet

Additional road dedication, in accordance with ultimate approved design of Peatt Road (including the Hockley Avenue roundabout intersection) was taken at the time of rezoning of the properties on the west side of Peatt Road. Figure 2 below is a snippet of the overall plan view of the approved design (subject to change):

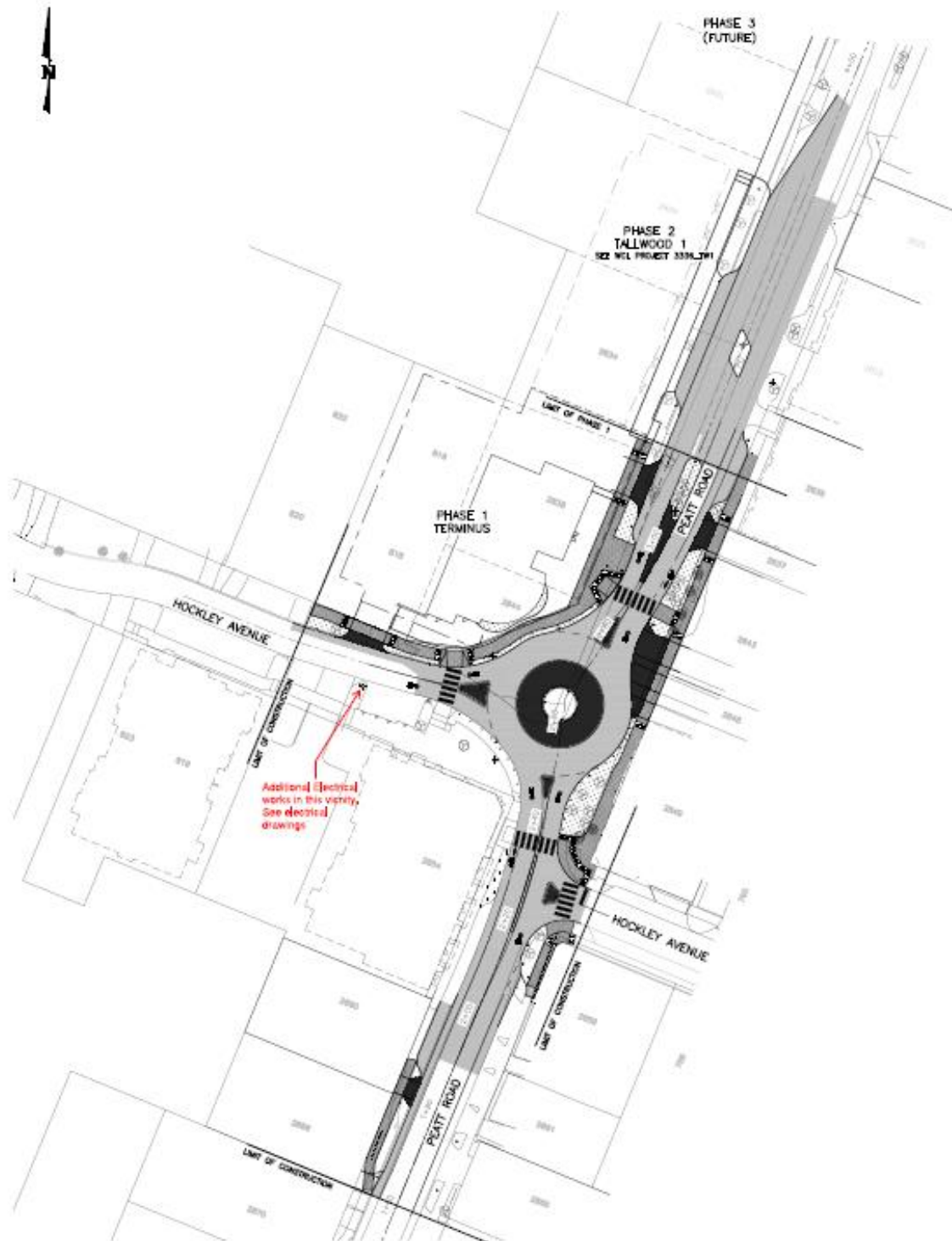


Figure 2: Peatt/Hockley Ultimate Design Plan View Snippet

COMMENTARY:

Concurrent with the approved frontage works for the developments at 2830 and 2840 Peatt Road (the Terminus and Tallwood 1 buildings now completed), Peatt Road was widened and the majority of the curb for the ultimate road width (for sidewalk and parking scallops) was installed. This has resulted in the utility poles being located within the road top asphalt concrete pavement (ACP). Due to timing, the curb and road widening was completed prior to the ability to decommission the utility poles. Figure 3 highlights the general area where the issue is:



Figure 3: Peatt Road Affected Area

Figures 4 through 8 are representative photos of this area, taken on April 25th, 2023:



Figure 4: North of Terminus Looking South



Figure 5: South of Tallwood 1 Looking North



Figure 6: North of Terminus Plaza Looking South

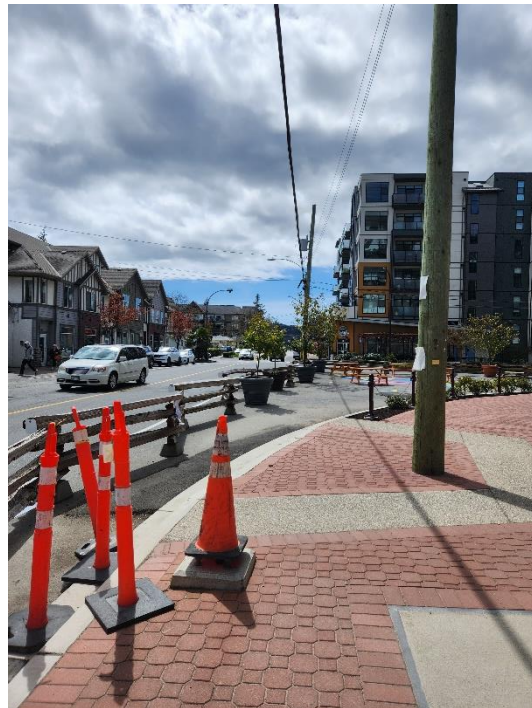


Figure 7: North of Tallwood 1 Looking South



Figure 8: Adjacent to Tallwood 1 Looking North

The concrete barriers around the base of each pole in the roadway, including construction cones, delineators, and signage are there to protect vehicles from the hazard of these poles now being located in the roadway. The speed of this section of roadway has also been temporarily reduced from 50 km/hr to 30 km/hr and temporary line painting was added to reduce the potential for collisions.

With the poles still in place, the on-street parking scallops and portions of the bike lane are currently unusable, causing problems for both the businesses and residents of the buildings and through traffic, and is an unsightly hazard. The City has received several complaints about this section of roadway; generally with regards to speeding, parking, near misses, conflicts, and collisions.

FINANCIAL IMPLICATIONS:

The Developer has used or plans to use (on completed or planned developments within the next couple years) approximately 97% of the DCC credits they have earned to date; therefore, they are no longer willing to accept DCC credits to complete the remaining works. The remaining or outstanding costs should be paid for by the City through the Road DCC Program.

The following costs are based on quotes from 2020. Staff have received confirmation from Telus and Shaw that they are willing to hold these quotes until they receive a response from this report on May 2, 2023. Table 1 lists the total costs by item, the total amounts paid to date, and the outstanding amounts to be paid for the remaining work to be completed. The outstanding amount would have been more, if Telus and Shaw had not contributed \$40,000.00 and \$43,755.00 respectively for continuance.

Table 1: Undergrounding Outstanding Costs

Item	Total Costs	Total Paid	Outstanding
BC Hydro	\$ 982,198.30	\$ -982,198.30	\$ -
Shaw	\$ 131,129.24	\$ -81,160.29	\$ 49,968.95
Telus	\$ 127,199.49	\$ -63,969.58	\$ 63,229.91
Conduit Undergrounding	\$ 703,790.00	\$ -703,790.00	\$ -
Change Orders	\$ 102,070.00	\$ -102,070.00	\$ -
Purchase Orders	\$ 60,000.00	\$ -60,000.00	\$ -
Telus Live Connections by Chew	\$ 149,000.00	\$ -	\$ 149,000.00
Electrical Connections	\$ 75,000.00	\$ -	\$ 75,000.00
Total for Undergrounding	\$ 2,330,387.03	\$ -1,993,188.17	\$ 337,198.86

If this project does not proceed at this time, the streetscape will remain as is, and the Shaw and Telus quotes will be updated to today's costs. Quotes will continue to be updated in accordance with inflation and material procurement market prices until the Work is approved to be completed.

Staff are recommending that Council approve this Work to be completed now and add a budget of \$355,000.00 (which includes an approximate 5% contingency) to the 2023 Capital Plan in the 2023-2027 Five Year Financial Plan to be funded by Road DCCs. In the event this further increases the deficit currently in the Roads DCC fund, the recommendation would be for the Roads DCC fund to borrow this additional amount from the Parks DCC fund.

LEGAL IMPLICATIONS:

The entire project will be completed in the City owned road right-of-way.

The City will pay the Utility Company and their Sub-Contractors directly.

OPTIONS:

Option 1

THAT Council direct staff to complete the remaining undergrounding Works;

AND

THAT Council approve the inclusion of this project, in the amount of \$355,000.00, in the 2023 Capital Plan in the 2023-2027 Five Year Financial Plan to be funded by Road DCCs.

OR Option 2

THAT Council direct staff to not complete the remaining undergrounding Works in 2023.

SUBMITTED BY: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer