



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: July 10, 2007  
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VanRIMS No.: 08-3900-10  
Meeting Date: July 24, 2007

TO: City Council

FROM: General Manager of Engineering Services and Director of Planning

SUBJECT: Still Creek Enhancement Project - 3400 Cornett Road

#### RECOMMENDATION

- A. THAT Council endorse the plans for enhancing Still Creek at 3400 Cornett Road and approve the expenditure of \$405,137.50, with funding of \$235,137.50 from the Still Creek Greenway Enhancement Fund, and a \$170,000 contribution from the GVRD.
- B. THAT subject to the condition set out in Recommendation H, Council approve the amendment of the Professional Services Agreement with Jacques Whitford Limited (now Jacques Whitford Axys Ltd.) dated November 15, 2006 to include the provision of construction management and environmental monitoring services as detailed in this report for a fee of \$28,496 (to be funded by the Still Creek Greenway Enhancement Fund) on terms acceptable to the General Manager of Engineering Services, the Manager of Materials Management and the Director of Legal Services.
- C. THAT subject to the condition set out in Recommendation H, Council approve an award of contract for Invitation to Tender PS07068 "Still Creek Enhancement Project, Cornett Road Design - Phase 1" to Mission Contractors Ltd. to provide construction services as detailed in this report for an estimated fee of \$405,137.50 (to be funded by the Still Creek Greenway Enhancement Fund and a contribution from the GVRD) on terms acceptable to the General Manager of Engineering Services, the Manager of Materials Management and the Director of Legal Services.
- D. THAT the Manager of Materials Management be authorized to execute and deliver a Notice of Award to Mission Contractors Ltd. on behalf of the City.

- E. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendations B and C.
- F. THAT the Streets Operating Budget for Horticultural Maintenance be increased by \$9700, without offset, for 2009, and subject to budget review in 2010.
- G. THAT \$28,000 be allocated from the Still Creek Greenway Enhancement fund for completion of interpretive signage and public art as detailed in this report, and for investigations for future design work.
- H. THAT no legal rights or obligations will be created by Council's adoption of Recommendations B and C above unless and until all such legal documents are executed and delivered by the Director of Legal Services.

#### CITY MANAGERS COMMENTS

The City Manager recommends approval of the foregoing.

#### COUNCIL POLICY

In July, 1988 Council endorsed Still Creek to be maintained as an open water course, and to pursue day-lighting, enhancing the Creek, and providing public access to a continuous pedestrian/bicycle pathway linking Burnaby Lake to the B.C. Parkway at 29<sup>th</sup> Avenue Station.

In June 1994, Council approved an Inflow and Infiltration Reduction program in the Still Creek area to eliminate sewage discharges to the Creek resulting from sanitary and storm sewer cross-overs.

In May 2000, Council endorsed the draft Brunette Basin Watershed Plan and that it be considered when carrying out City activities in the Still Creek drainage basin.

In July 2000, Council established the Still Creek/Greenway Enhancement Fund with contributions from the Vancouver Film Studios for the lease of Cornett Road.

In July 2002, Council adopted the *Grandview Boundary Industrial Area Rezoning and Development Policies and Guidelines* which contain specific guidelines to protect and enhance Still Creek. At that time, Council also adopted the ten year actions and endorsed in principle the long-term (10 - 50 year) enhancement plan contained in the Still Creek Rehabilitation and Enhancement Study.

In May 2005, Council approved the first Still Creek Enhancement Project at 3003 Grandview Highway with \$120,000 allocated from the Still Creek/Greenway Enhancement Fund and \$40,000 contributed through the GVRD (\$20,000) and other grants.

In November 2006, Council approved consultant services for the design of the Still Creek Enhancement Project for the 3400 to 3600 blocks of Cornett Road (\$52,000).

In December 2006, Council endorsed the Still Creek Integrated Stormwater Management Plan (ISMP) which identifies private and public actions to improve stormwater management, recreational opportunities and Creek health.

## SUMMARY AND PURPOSE

This report seeks Council approval to spend \$263,633.50 from the Still Creek/Greenway Enhancement Fund to naturalize and enhance a portion of Still Creek located along the 3400 block Cornett Road. The total project cost is \$433,633.50, with \$170,000 to come from the GVRD. This enhancement project is the second of several improvements recommended in the Still Creek Enhancement Study (adopted by Council in 2002) as part of a ten year action plan to revitalize the Creek. If approved by Council, construction of this improvement would occur in August and September 2007 (see Appendix 1). This report further seeks Council approval to allocate an additional \$28,000 from the Still Creek/Greenway Enhancement Fund for the completion of interpretive signage and public art related to the enhancement projects, and for investigations for future design work. Furthermore, an increase to the Streets Operating Budget is requested for Horticultural Maintenance of \$9700, without offset, for 2009, and subject to review in 2010. Improvements to the 3400 Block Cornett are timely because of imminent creek daylighting in the block to the West; designated funding from the GVRD and Department of Fisheries and Oceans (DFO) approval to carry out instream works in August and September 2007.

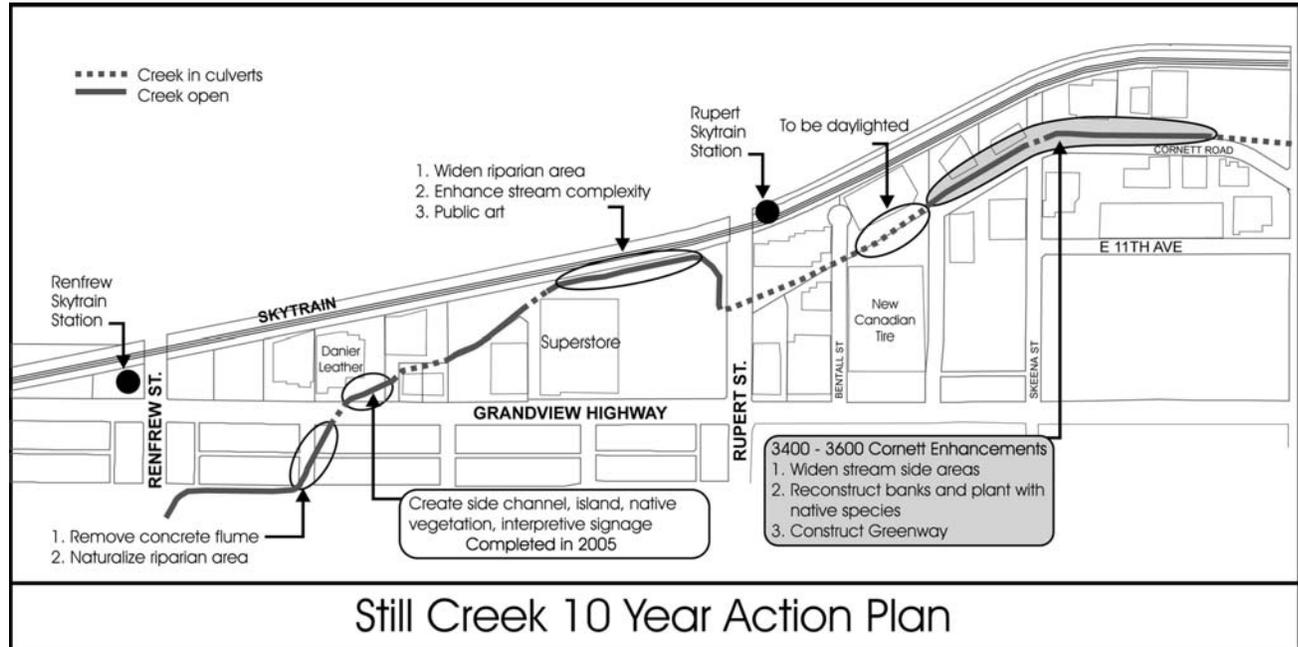
## BACKGROUND

Still Creek is one of the last remaining streams in the urbanized area of Vancouver. Since 1988, Council policy has supported enhancing and daylighting Still Creek, and, in the long-term, development of a Still Creek Greenway from the 29<sup>th</sup> Avenue Station in Vancouver to Burnaby Lake. A key step in implementing this policy occurred in 2000 with the creation of the Still Creek/Greenway Enhancement Fund (a portion of Cornett Road is leased to the Vancouver Film Studios and lease payments [roughly \$80,000 per year] are dedicated to the fund). The current balance of the Still Creek/Greenway Enhancement Fund is \$393,000.

In July 2002, Council endorsed the Still Creek Enhancement Plan including a ten-year action plan with an estimated cost of \$1.2 million. At that time, Council also endorsed in principle a long-term action plan (10 to 50 years) which includes daylighting sections of the creek which are presently buried in culverts.

In May 2005, Council approved the first Still Creek enhancement project at 3003 Grandview Highway (formerly the Danier Leather site) (see Figure 1) and construction was completed in August 2005.

FIGURE 1 - STILL CREEK TEN YEAR ACTION PLAN



In November 2006, Council authorized a contract with Jacques Whitford Axys for an enhancement plan for the portion of Still Creek located along the 3400 to 3600 blocks of Cornett Road.

This report seeks approval to proceed with the construction plan for the 3400 block of Cornett.

All these actions support the directions of the Still Creek Integrated Stormwater Management Plan for the entire Still Creek Watershed, adopted by Council in December 2006.

## DISCUSSION

### 1. Still Creek Enhancement Project - 3400 Block Cornett Road

The Still Creek Enhancement Plan calls for improvements to the portion of the creek located along the 3400 to 3600 blocks of Cornett Road. The creek banks are failing along the north side of the creek and the GVRD have allocated \$170,000 towards the enhancing this area.

On November 14, 2006, Council authorized a contract with Jacques Whitford Axys Ltd. for the design of an enhancement plan for the portion of Still Creek located along the 3400 to 3600 blocks of Cornett Road. The design work was completed by Jacques Whitford Axys Ltd. in April, 2007.

On June 13, 2007, the City issued Invitation to Tender PS07068 "Still Creek Enhancement Project, Cornett Road Design - Phase 1" to solicit tenders for the restoration work in the 3400 Block of Cornett Road. Tenders were received from **Brinkman & Associates, C.A.P. Ventures**

**Ltd. and Mission Contractors Ltd.**. The tender prices are set out in Table 1. Prices exclude GST and are based on the unit rates for the work items set out in the tender documents.

**Table 1: Tender Prices**

Tenderer	Tender Price
Brinkman & Associates	\$477,077.83
C.A.P. Ventures Ltd.	\$484,027.75
Mission Contractors Ltd.	\$405,137.50

On the basis of best value to the City, it is recommended that the contract for Still Creek Enhancement Project, Cornett Road Design - Phase 1 be awarded to Mission Contractors Ltd. for a total cost of \$405,137.50 plus GST.

Subject to Council approval of the award of contract to Mission Contractors Ltd., City staff are proposing that Mission Contractors Ltd. will commence construction of the enhancement works along 3400 Cornett Road in August and September, 2007. The works required in the 3500 and 3600 blocks of Cornett Road will be the subject of a separate contract to be tendered at a future date.

The enhancement work in the 3400 block of Cornett Road (see Appendix 1) will include the following:

- widening of the streamside (riparian) area;
- introduction of habitat features including a rock weirs, and lunker structures;
- creation of a pedestrian *greenway* path along the south side of the creek;
- replacement of the invasive species (Himalayan blackberries) with native shrubs and trees;
- improvements to the stream bed; and
- narrowing of Cornett Road.

The contract specifications include maintenance of all planted material for eighteen months following completion of the planting portion of the work. Following the eighteen month maintenance period, the City's Horticultural Maintenance program will provide maintenance through the Streets Operating budget.

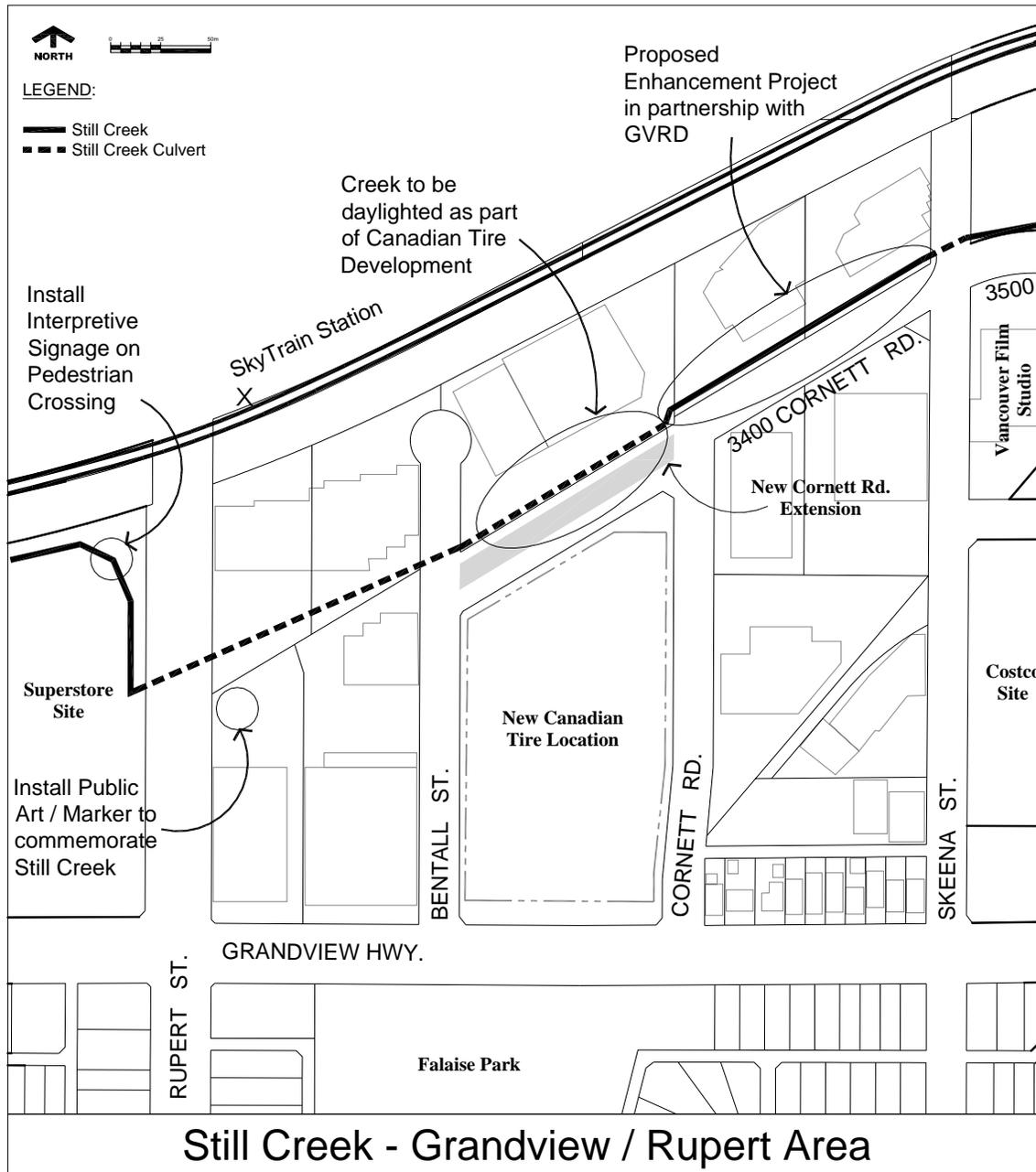
The works proposed in the 3400 Block of Cornett Road are timely in that in the block to the west, the Canadian Tire development will extend Cornett Road one block and daylight 75 metres of the Creek. These changes can be tied to a realignment at the west end of the 3400 block (see Figure 2).

The enhancement works to Still Creek will be undertaken in accordance with the approval from Fisheries and Oceans Canada (the "DFO Authorization"). The DFO Authorization requires some of the enhancement work to be performed in the presence of an environmental monitor.

City staff recommend that the Professional Services Agreement with Jacques Whitford Axyx Ltd. be amended to include the provision of construction management and environmental monitoring services for additional fees totalling \$28,496 plus GST.

All of the foregoing actions support the directions of the Still Creek Integrated Stormwater Management Plan for the entire Still Creek Watershed, adopted by Council in December 2006.

FIGURE 2 - STILL CREEK GRANDVIEW/RUPERT AREA



2. Still Creek Enhancement Project - Funding For Other Initiatives

This report also seeks Council approval for \$28,000 for a number of smaller initiatives which will build on the efforts to increase public awareness of this valuable urban waterway. These initiatives include interpretive signage and public art (as noted in Figure 2). The cost of the public art has not been determined as City staff are currently developing a conceptual design.

City staff are also pursuing options for public art and interpretive signage at other locations along Still Creek. City staff require Council approval to access the Still Creek Greenway Enhancement Fund therefore are requesting that Council approve up to \$28,000 for the installation of public art and interpretive signage. This would eliminate the need for City staff to report to Council to access small amounts of funding each time such opportunities arise. For example, the property owner of 3003 Grandview (former Danier Leather site and location of the first Still Creek Enhancement project, as illustrated in Figure 1) has obtained a development permit for improvements to their site. The improvements will include the construction of a new sidewalk and City staff are proposing a public art feature which would incorporate a fish design in the new concrete sidewalk (which runs along side a 70 metre portion of Still Creek). The detailed costs and logistics have not been finalized. The need to report to Council for approval of a small expenditure is inefficient for City staff and Council and in some instances, may result in lost opportunities. The ability to access the Still Creek Greenway/ Enhancement Fund for small projects will allow City staff to maximize opportunities to work with community groups and private developers as opportunities arise.

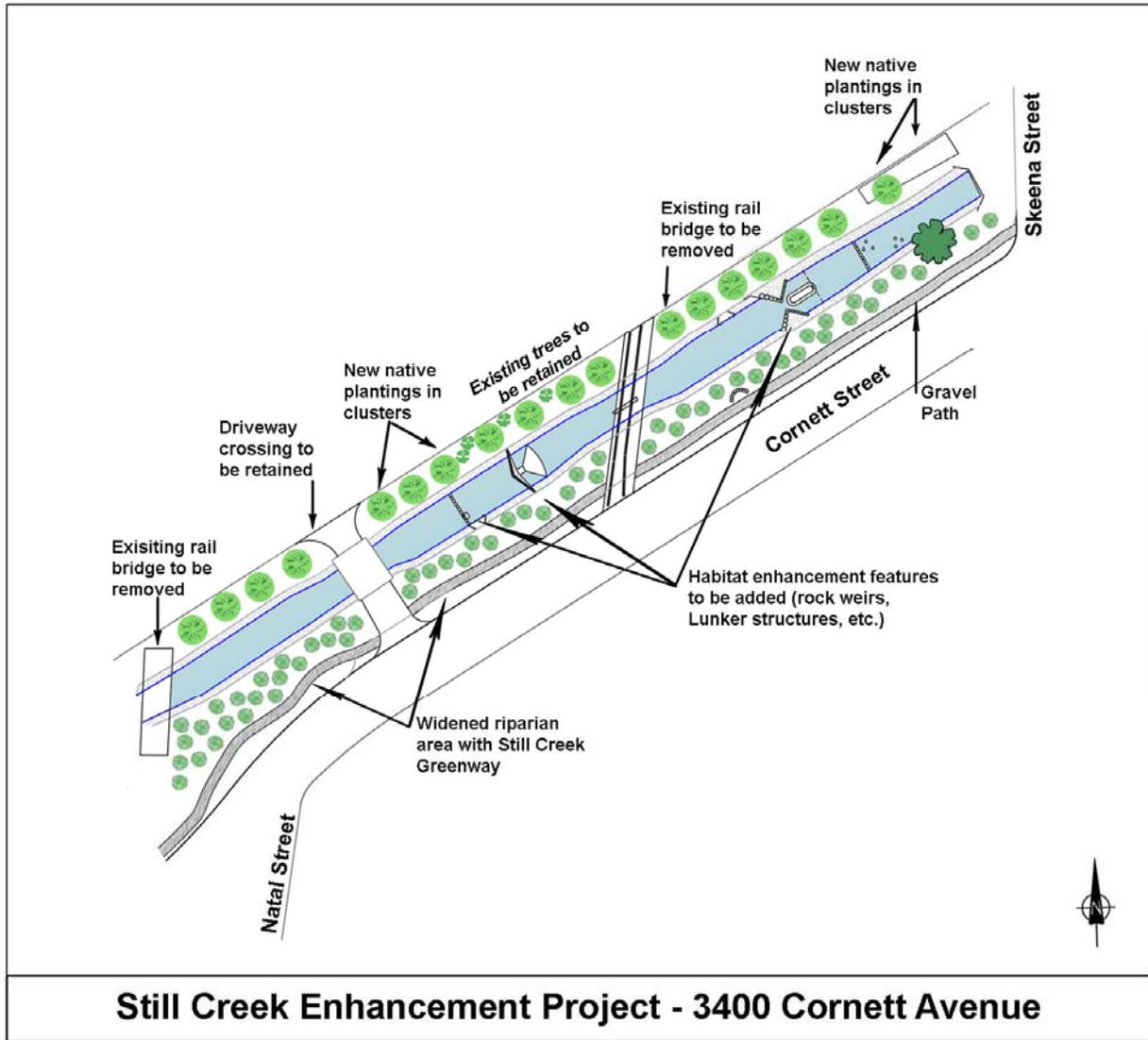
## FINANCIAL IMPLICATIONS

City staff will monitor the completion of the enhancement project in the portion of Still Creek located along 3400 Cornett. The total cost of completing the enhancement work in the 3400 Block of Cornett Road is \$433,633.50. The source of the funds will be \$263,633.50 from the Still Creek/Greenways Enhancement Fund and \$170,000 from the GVRD. In addition to the foregoing costs to complete the enhancement work in the 3400 Block of Cornett Road, City staff propose that an additional \$28,000 be allocated for completion of interpretive signage, public art and other investigation for future design work, as the opportunities arise. It is also proposed that the Streets Operating Budget for Horticultural Maintenance be increased by \$9700, without offset, for 2009, and subject to review in 2010 to pay for the costs of maintaining the planted material following the eighteen months of maintenance to be provided by Mission Contractors Ltd.

## CONCLUSION

City staff seek approval of the second project in implementing the Still Creek Enhancement Plan (approved by Council in 2002), namely the enhancement of the portion of Still Creek located along the 3400 block of Cornett Road. The project will be carried out in collaboration with the GVRD at a total project cost of \$433,633.50, of which up to \$263,633.50 will come from the Still Creek/Greenway Enhancement Fund. City staff propose that contract No. PS07068 - Still Creek Enhancement Project, Cornett Road Design - Phase 1 be awarded to Mission Contractors Ltd. for the construction of the Still Creek enhancement work in the 3400 Block of Cornett Road for a total cost of \$405,137.50 plus GST. City staff also propose that the Professional Services Agreement with Jacques Whitford Axys Ltd. be amended to include the provision of construction management and environmental monitoring services at an additional fee of \$28,496. City staff also propose that an additional \$28,000 from the Still Creek/Greenway Enhancement Fund be allocated for interpretive signage, public art and other future design work related to the enhancement of Still Creek. Finally, City staff recommend that the Streets Operating Budget for Horticultural Maintenance be increased by \$9700, without offset, for 2009, and subject to review in 2010.

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**Still Creek Enhancement Project - 3400 Cornett Avenue**