

NO: R179

COUNCIL DATE: September 23, 2024

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 17, 2024**

FROM: **General Manager, Engineering**

FILE: **7824-0032-00**

XC: **3150-05**

SUBJECT: **Reimbursement to Developer for Dedication of Drainage Corridors and Construction of Road and Water Works**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Authorize the reimbursement to Marathon Homes Sunnyside Ltd. for the dedication of drainage corridors and construction of road and water works in the amount of \$937,989.60 for the City's proportionate cost for these works in conjunction with Servicing Agreement No. 7824-0032-00.

INTENT

The purpose of this report is to obtain Council approval to reimburse Marathon Homes Sunnyside Ltd. (the "Developer") for the dedication of drainage corridors and construction of road and water works.

BACKGROUND

The Developer is rezoning and subdividing 16611/51/81 – 20 Avenue in order to develop 171 townhouse units and two single-family lots as part of Development Application No. 7924-0032-00, which received 3rd Reading on May 6, 2024, and as illustrated on the map attached to this report as Appendix "I".

DISCUSSION

As part of the servicing requirements, the Developer will dedicate the drainage corridors on 166 Street, 21 Avenue, and 20 Avenue and construct the road works on 21 Avenue and 20 Avenue and the water works on 21 Avenue (as illustrated in Appendix "I" attached to this report) in accordance with the Sunnyside Heights Neighbourhood Concept Plan ("NCP").

The reimbursement amounts are as follows, totaling \$937,989.60 (including GST):

Drainage corridors (land value) on 20 Avenue, 166 Street, and 21 Avenue	\$348,989.60
Non-arterial work on 21 Avenue	\$197,800.00
Collector upsizing on 20 Avenue	\$366,000.00
Water main upsizing 21 Avenue	\$25,200.00
Total including GST	\$937,989.60

The drainage corridor reimbursement is based on a \$800,000 per acre rate, based on the drainage servicing and financial strategy established as part of the Sunnyside Heights NCP.

The construction reimbursements are established based on the consultant engineer's cost estimates that are reviewed by Engineering staff. The estimates above are typically the upset limits for reimbursements. Should unforeseen cost increases occur, additional approvals are required by City staff, or by Council, as required.

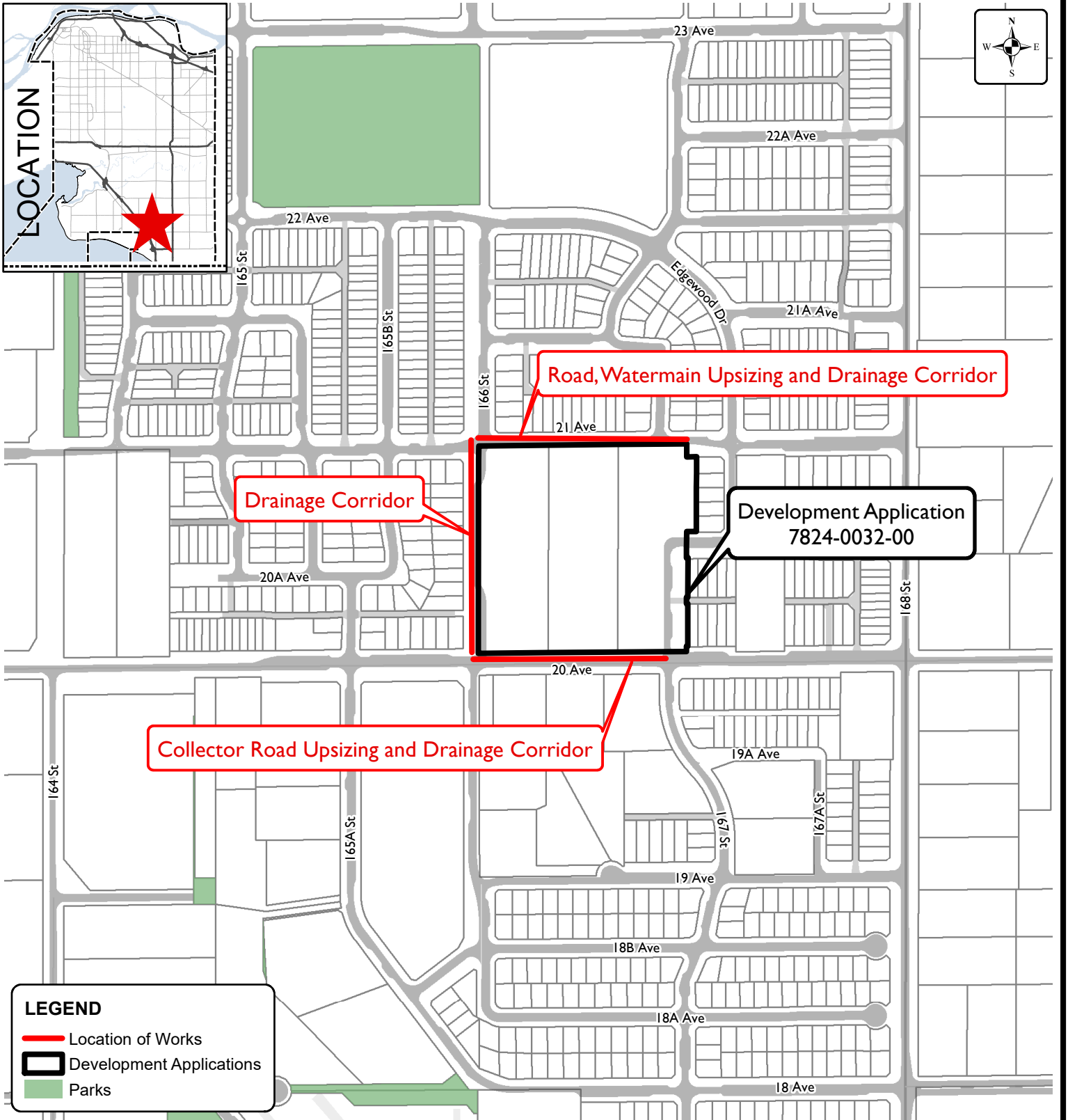
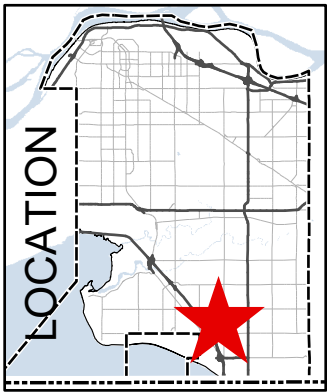
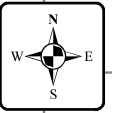
FUNDING

Funding is available in the 2024 Drainage, Transportation, and Water Development Cost Charge Budgets. Funding for non-arterial work on 21 Avenue is available from the 2024 Transportation Capital Plan.

Scott Neuman, P.Eng.
General Manager, Engineering

JP/RH/cc

Appendix "I" – Map of Development and Location of Works



LEGEND

- Location of Works
- Development Applications
- Parks

Produced by GIS Section: 11-Sep-2024

Scale: 1:5,000



Map of Development and Location of Works

ENGINEERING DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.