

## 17<sup>TH</sup> AVENUE S.W. RECONSTRUCTION PROJECT

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### EXECUTIVE SUMMARY

Administration is seeking support to increase the overall capital budget for Major Roads Reconstruction, Program 854, to fund the additional streetscape improvements as part of the implementation of the 17<sup>th</sup> Avenue S.W. Reconstruction Project. Funding for the budget increase will be from the Beltline Community Investment Fund (BCIF), a capital deposit collected and administered by Planning & Development, Community Planning.

### ADMINISTRATION RECOMMENDATION(S)

That the Standing Policy Committee on Planning and Urban Development recommends that Council:

1. Endorse the recommendation of the Beltline Community Investment Fund (BCIF) Committee to commit \$4,000,000 from the BCIF capital deposit to contribute to the capital costs of the 17th Avenue Reconstruction Project.
2. Approve an increase of \$4,000,000 in 2017 capital budget and appropriation for Major Roads Reconstruction, program 854, fully funded by the BCIF capital deposit.

### RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2016 SEPTEMBER 14:

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That the Administration Recommendations contained in Report PUD2016-0736 be approved.

### PREVIOUS COUNCIL DIRECTION / POLICY

On 2011 June 20 Council approved report LPT2011-40 Terms of Reference – Beltline Community Investment Fund (BCIF). As outlined in these terms, project funding requests that exceed \$75,000 must be approved by Council.

On 2007 May 07 Council approved the Centre City Plan (CPC2007-049) with a long term vision to “make Centre City a liveable, caring and thriving place”.

On 2006 May 15 Council approved the Beltline Area Redevelopment Plan (ARP), which allows for the earning of bonus density through cash contributions to the BCIF. The Fund was created in conjunction with the density bonusing policies outlined in the ARP and implemented through the Land Use Bylaw 1P2007.

### BACKGROUND

With the approval of The Centre City Plan (The Plan) in May 2007, a comprehensive and strategic long term vision for the future of Calgary’s Centre City was established. The Plan identifies the need to develop an enhanced public realm with strong pedestrian and bicycle connections. The Plan also supports the redevelopment and improvement of the corridors in the Beltline Communities. With over 37,000 residents and over 161,000 Calgarians working in the Centre City the key corridors play a critical mobility and vitality role. The deteriorating condition of the 17<sup>th</sup> Avenue S.W. corridor, safety concerns, needed utility upgrades, the need for public realm improvements and the priority within the Main Streets Program, have made it a priority for enhancement.

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The reconstruction of 17 Avenue S.W. supports implementation of the Main Streets program and is delivering a design concept informed by the issues, opportunities, and outcomes identified through Main Streets engagement in November 2014 through to May 2015. BRZ, community and public comments focused on streetscape and urban design and emphasized the need to invest in order to improve the safety, comfort, and convenience of visitors on foot and enhance the street's destination appeal.

Given that the 14 Street S.W. to MacLeod Trail S.E. segment of 17 Avenue S.W. already meets Municipal Development Plan (MDP) population and employment targets, infrastructure investment is a priority in this location as a means to support its competitiveness, while land use and policy changes to support future redevelopment generally support growth and are not being considered for revision for this part of the 17<sup>th</sup> Avenue corridor.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

Stantec Consulting Ltd. was selected as part of RFP #09-9794, to deliver the Road Reconstruction Program through Transportation Infrastructure, the project managers. The scope of their work has been defined to incorporate the construction limits of this project from Macleod Tr. S.E. to 14<sup>th</sup> St. S.W. This reconstruction project includes upgrading an existing sanitary trunk (from 14<sup>th</sup> St. S.W. to 5<sup>th</sup> St. S.W. and Centre St to Macleod Tr. S.E.), watermain replacement (from 13<sup>th</sup> St. S.W. to 9<sup>th</sup> St. S.W. and 8<sup>th</sup> St. S.W. to Macleod Tr. S.E.) and public realm enhancement (from 4<sup>th</sup> St. S.W. to Macleod Tr. S.E.).

The scope of the public realm improvements have been expanded to ensure an increased yet balanced approach in deliverables, and ensuring the stakeholders in the area experience an improvement to their environment after the major road reconstruction in the area is completed.

As required by the terms of reference for the BCIF, the BCIF Committee met on 2016 July 12 to review the 17<sup>th</sup> Avenue S.W. proposal. As a result, the Committee supports the allocation of \$4,000,000 from the BCIF capital deposit to contribute to the capital costs of the 17<sup>th</sup> Avenue S.W. Reconstruction Project specifically targeted towards enhanced public realm improvements. Meeting minutes are provided in the Attachment 2.

### **Stakeholder Engagement, Research and Communication**

There has been a very robust citizen and stakeholder engagement and communications as part of the design process and project planning.

In May/June 2015, information sheets were delivered to businesses, work began compiling an email distribution list, and the CCI team participated in Lilac Festival as well as hosted a week long information session in June 2015 for businesses at the 17 Avenue S.W. BRZ offices.

In October 2015, mail out to 18,000 properties, as well as other communication tactics, to advertise a week long information session at the ATB Financial community room, including two evening sessions.

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In response to stakeholder concerns of predictability, in February 2016 the project changed direction for the construction phasing: focus on shallow utility work in 2016, followed by deep utilities (water, storm, sanitary) and major roads in 2017 and 2018.

In March through June 2016, continued updates to the email distribution list (>600) on the project progress. Completed the business survey, completed a mail out and communications campaign for a week-long information session, including two evening sessions that focused on the completed road and sidewalk design and initial 2016 utility construction schedule (Macleod Trail-2 Street S.W.).

A marketing plan has been developed and implemented by Evans Hunt and The City of Calgary to supplement and complement the communications. The goal of the marketing plan is to provide citizens with information on how to access and move around the construction zone so people can still get to their 17 Avenue S.W. and area destination during construction, ultimately encouraging people to still frequent the area. Communications will help support the implementation of this plan as well as bring attention to it, as it's a new and unique approach to construction in Calgary.

The contractor is being hired seven months before construction begins in 2017 so they can spend time developing the staging plan. Communications will provide updates on the staging planning process so businesses and stakeholder are kept informed and the progress is transparent.

### **Strategic Alignment**

With a focus on enabling and encouraging pedestrian movement, this project supports the principles and tenets within many of the City's policies and plans, including, but not limited to, the Centre City Plan (2007), the Beltline ARP (2007), Calgary Transportation Plan (2009), the Centre City Mobility Plan (2010) and The Main Streets Program (2015).

### **Social, Environmental, Economic (External)**

Centre City Implementation activities and continued investment in the public realm encourages socialization and inclusion, builds a greater sense of community, and fosters a safe, caring, vibrant and healthy environment. Centre city initiatives align with The City of Calgary's Environmental Policy and aim to have a positive environmental impact, focusing on reduced energy use, recycling initiatives, and expansion of sustainable transportation options. Economic benefits accrue to the city from a vibrant and healthy centre city community that provides an attractive location for residents and business alike. Continued investment in the centre city will have a positive impact on future economic development. The project supports the objectives and private investment in the adjacent BRZs.

### **Financial Capacity**

#### **Current and Future Operating Budget:**

Maintenance and operations will be managed by those business units that receive each asset. For Roads and Water, maintenance and operating costs are anticipated to be maintained and/or reduced as this project's efforts are part of the reconstruction program, effectively maintaining an existing asset. Parks will be responsible for maintaining new low impact development (LID) treatments for the new trees between Macleod Trail and 2 Street SW, and they are prepared to

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do so as part of their pending receipt of these assets. Additionally, with the pedestrian realm lighting, operating costs are intended to be transferred to the BRZ's via separate circuitry and direct billing, once agreements are reached.

### **Current and Future Capital Budget:**

The total estimated budget for this project including both design and construction is \$44,000,000.

In addition to the requested funding from BCIF there is \$22,125,000 of approved funding from the Major Roads Reconstruction Program, \$13,575,000 of approved funding from Water Resources, and \$4,300,000 of funding from Centre City Mobility Program pending approval.

The approval of \$4,000,000 from the BCIF will ensure 100% funding of the capital budget of \$44,000,000 will be in place.

### **Risk Assessment**

There are no significant risks associated with this request. Operational and/or project risks have been identified and are being managed. Without the approval of these BCIF funds, some of the public realm improvements and enhancements will have to be removed from the project. Approval of this request for capital funds from the BCIF would ensure 100 per cent funding was in place.

### **REASON(S) FOR RECOMMENDATION(S):**

Recommendations support confirmation of budget and funding for the use of BCIF funds to facilitate the implementation of the 17<sup>th</sup> Avenue S.W. Reconstruction Project in 2017-2018.

### **ATTACHMENT(S)**

1. 17<sup>th</sup> Avenue S.W. Reconstruction Project Concept Sheet
2. Minutes of the 2016 July 12<sup>th</sup> Meeting of the Beltline Community Investment Fund Committee