

DISTRICT OF SQUAMISH

BYLAW NO. 2403, 2015

A bylaw to enter into a development cost charge frontender agreement.

WHEREAS sections 933(8) and 935(3)(d) of the *Local Government Act* R.S.B.C. 1996, c. 323 and sections 6(1) and 8(1) of the *Community Charter* S.B.C. 2003, c. 26 authorize the District to enter into a development cost charge frontender agreement and to make payments pursuant to it;

AND WHEREAS the District wishes to enter into a development cost charge frontender agreement with the owner of the lands described in Schedule "A" of Appendix "I" to this Bylaw;

NOW THEREFORE the Council of the District of Squamish in open meeting assembled enacts as follows:

1. This Bylaw may be cited as "District of Squamish Development Cost Charge Frontender Agreement Authorization Bylaw No. _____, 2015".
2. The District enters into, and the Mayor and the General Manager of Corporate Services are authorized to execute and deliver, the Agreement attached to and forming part of this Bylaw as Appendix "I".

READ A FIRST TIME this ____ day of July, 2015.

READ A SECOND TIME this _____ day of July, 2015.

READ A THIRD TIME this _____ day of July, 2015.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, 2015.

ADOPTED this ____ day of _____, 2015.

Patricia Heintzman, Mayor

Robin Arthurs, General Manager of
Corporate Services

APPENDIX "1"

DISTRICT OF SQUAMISH

**DEVELOPMENT COST CHARGE FRONTENDER
AGREEMENT**

THIS AGREEMENT dated for reference the 29th day of July, 2015.

BETWEEN:

DISTRICT OF SQUAMISH

37955 2nd Avenue
Squamish, BC V8B 0A3

(the "**District**")

AND:

0983016 BC LTD.

401 – 37989
Cleveland Avenue PO
Box 1068/
Squamish, BC V8B 0A7

(the "**Developer**")

WHEREAS:

Greater District Objective

- A. The District wishes to advance the economic, social and environmental interests of the municipality through the revitalization and redevelopment of the Squamish oceanfront peninsula, a 104 acre site, comprising 69 acres of land and 35 acres of marine area that is:
- immediately adjacent to Squamish's historic downtown, and surrounded on three sides by water and on all sides by dramatic vistas of the Howe Sound, Garibaldi Range, Shannon Falls and the Stawamus Chief, and
 - significant portions of which were formerly the subject of extensive pulp and paper, shipping and other industrial uses;

Official Community Plan (Area Plan)

- B. In 2010, following a lengthy and extensive planning process, and in light of:

- the access to the ocean that the land provides for all Squamish residents,
- its importance to downtown revitalization, and
- its available deep water access,

Squamish Council adopted a bylaw to guide the future development of the area, being the Squamish Oceanfront Peninsula Sub Area Plan;

- C. That Plan envisions substantial development on the peninsula, including approximately 6,500 residents, and total direct employment of more than 2,300 jobs, at build out;

Associated Infrastructure

- D. In conjunction with and following the above planning process, the District examined the infrastructure works required for the Squamish oceanfront development, and in the course of doing so determined that the needed works include substantial geotechnical, flood proofing, road, water, sanitary sewer, storm sewer and other works, the projected cost of which is:

- more than roughly \$74.36 million on the peninsula alone, and
- more than roughly \$34.25 million in related off-site works.

Those works included roughly \$55 million in flood protection, shoreline and related geotechnical works, remediation work and site preparation, that would need to be very advanced before any return from development could be achieved;

- E. The District also undertook significant work in developing a development cost charge program that would be applicable to both:
- the development of the Squamish oceanfront (with approximately \$34.25 million of the works associated with the project being designated as development cost charge works); and
 - other development across Squamish as a whole,

and which culminated in the preparation of a draft amendment to its development cost charge bylaw in March 2012;

Zoning

- F. The District also undertook significant work regarding the detailed land use regulations that would apply, through the development of a comprehensive development zone for the Squamish oceanfront lands, and a bylaw amendment to which Squamish Council gave two readings in October 2011;

- G. That zoning bylaw amendment contemplates the creation of close to 10 acres of new peninsula land, and provides for:
- 21.2 acres of parks, public space and community facilities;
 - 18.7 acres of residential use;
 - 29.4 acres of employment generating uses; and
 - 34.4 acres of marine uses;

District Search for Proponent

- H. The District then undertook an extensive search for potential proponents for the development of the portion of the Squamish oceanfront project owned by the District, on a basis that would allow the District to select the best available developer to deliver the community's vision for the area;
- I. In doing so, the District indicated that in the absence of the other two owners on the peninsula being ready or able to proceed, it anticipated proceeding on a basis that would:
- make significant use of community amenity contribution, latecomer and other mechanisms, and
 - involve an expanded role for development cost charges;

Selection of Proponent, and Entering Into of a Memorandum of Understanding

- J. The District's search resulted in the selection of the Developer as the proposed proponent, and the District then commenced negotiations with the Developer in October 2013;
- K. Those negotiations subsequently resulted in a non-binding Memorandum of Understanding in July 2014 which contemplated the subsequent entering into of various Agreements, including a development cost charge frontender agreement generally as contemplated herein, and the adoption of various bylaws and policies;

Purchase and Sale Agreement

- L. The District has agreed, subject to various conditions, to sell to the Developer those certain Squamish Oceanfront Lands owned by the District, which comprise both land and marine areas, as set out in Schedule "A" hereto (the "**Squamish Oceanfront Lands**").

Development Cost Charge Bylaw

- M. The District has amended its development cost charge bylaw, by way of Development Cost Charge Bylaw No. 2265, 2015, which bylaw has been

approved by the Provincial Inspector of Municipalities;

DCC Construction Works

- N. The works that are the subject of the development cost charge bylaw as amended include, *inter alia*, those certain works:
- described in Schedule “B” hereto; and
 - the cost of which is estimated in Schedule “B” hereto (the “**DCC Construction Works**”);

Benefit

- O. The District has not currently scheduled the construction of the DCC Construction Works, but the District wishes to contract with the Developer to undertake their construction as set out herein, in order to benefit the residents of the District and anticipated development throughout the District.

Limited Partnership

- P. The Developer is the General Partner of Newport Beach Developments Limited Partnership, and enters this Agreement on behalf of the Limited Partnership.

Council Bylaw

- Q. The District therefore wishes to contract with the Developer for the construction of the DCC Construction Works on the basis set out in this Agreement; and
- R. Council adopted a bylaw on July 28, 2015, pursuant to, *inter alia*, sections 933(8) and 935(3)(d) of the *Local Government Act*, R.S. B.C. 1996, c. 323 and sections 6(1) and 8(1) of the *Community Charter*, R.S.B.C. 2003, c. 26 authorizing the District to enter into this Development Cost Charge Frontender Agreement and to make payments pursuant to it.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of TEN (\$10.00) DOLLARS of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

- 1.1 In this Agreement, the terms defined above have the meanings set out above, and in addition:

- (a) “**Act**” means the *Local Government Act*, R.S.B.C. 1996, c. 323, as revised, re-enacted or consolidated from time to time and any successor statute.

- (b) **“Agreement”** means this agreement and all Schedules attached hereto.
- (c) **“Available DCC Proceeds”** has the meaning given in section 3.1.
- (d) **“Council”** means the elected Council of the District.
- (e) **“Development Cost Charge”** or **“DCC”** means a charge imposed pursuant to the DCC Bylaw.
- (f) **“DCC Bylaw”** means the District of Squamish Development Cost Charge Bylaw No. 2265, 2015.
- (g) **“DCC Construction Work”** means a particular work from among the DCC Construction Works.
- (h) **“DCC Cost”** means the portion of the cost of a DCC Construction Work, including interest under this Agreement, that is funded by Development Cost Charges under the DCC Bylaw.
- (i) **“DCC Construction Works”** has the meaning described in paragraph N of the preamble to this Agreement.
- (a) **“DCC Reserve Fund”** means monies held by the District in one or another of five reserve funds in connection with the DCC Bylaw, and as of July 17, 2015 comprises reserve funds in approximately the following amounts:
 - (i) roads: \$9,572,628
 - (ii) water: \$761,788
 - (iii) sanitary sewer: \$1,061,761
 - (iv) storm drainage: \$1,398,056
 - (v) parks: \$740,000;
- (j) **“Squamish Oceanfront Lands”** means the lands described in Schedule “A” to this Agreement.
- (k) **“Term”** means the period of time this Agreement is in effect, being 20 years from the reference date of this Agreement.
- (l) **“Unrecovered DCC Cost”** means, at any time, the amount of DCC Cost incurred by the Developer up to that time in respect of a DCC Construction Work, less all amounts received up to that time by the Developer pursuant to section 3.1 on account of that DCC Cost.

2. CONSTRUCTION OF DCC CONSTRUCTION WORKS

2.1 The Developer will construct the DCC Construction Works on a progressive basis in accordance with District of Squamish Subdivision and Development Control Bylaw No. 2373, 2015, as that bylaw is settled in respect of the Squamish Oceanfront Lands under the Phased Development Agreement between the Development and the District dated for reference July 28, 2015, provided however that the Developer has the right, but not the obligation, to delay the construction of any DCC Construction Work until:

- (a) the Approving Officer indicates, as part of the lawful processing of an application for the subdivision of the Squamish Oceanfront Lands, that the application will not be approved without the construction of the DCC Construction Work in question, and
- (b) the Developer obtains Approving Officer approval and registers the subdivision plan that is the subject of that application at the Land Title Office after entering into a subdivision and development servicing agreement with the District that:
 - (i) sets out further particulars of the DCC Construction Work, and
 - (ii) provides security for the construction of the DCC Construction Work, to the extent that the District has not agreed in the agreement to pay for part of the cost of the DCC Construction Work pursuant to this Agreement.

2.2 In the event the Developer proceeds with a DCC Construction Work, the Developer will be responsible for the design, engineering and construction of each DCC Construction Work, subject to the approval of the District's General Manager of Development Services and Public Works prior to construction, whose approval of a given DCC Construction Work:

- (a) will be in keeping with the description of the DCC Construction Works set out in Schedule "B" hereto;
- (b) will comply with applicable laws; and
- (c) will not be unreasonably withheld or delayed.

2.3 Notwithstanding sections 2.1 and 2.2, the District may, within 7 days after the Developer is advised further to section 2.1 that the Developer is required to build a given DCC Construction Work, advise the Developer that the District wishes to construct the DCC Construction Work itself, on the basis that the District will:

- (a) complete construction within the same time frame as the Owner will be constructing the works that are required of the Developer as a condition of

subdivision;

in which case :

- (b) the District will comply with subsection 2.3(a) in connection with that DCC Construction Work; and
- (c) the Developer will not construct, or receive payments in connection with, that DCC Construction Work (except to the extent the Developer has already constructed the DCC Construction Work or incurred costs regarding the design, engineering or construction of same), or have any obligations of any kind in connection with the DCC Construction Work or its construction.

2.4 Notwithstanding sections 2.1 and 2.2, if the District wishes to take over responsibility for the construction of a DCC Construction Work before the Developer has commenced the construction of the DCC Construction Work in a situation other than described in section 2.3 hereof, the District will complete construction of the DCC Construction Work promptly and diligently and the Developer will not receive any payments in connection with the DCC Construction Work under this Agreement (except to the extent it has already incurred costs regarding the design or engineering of the DCC Construction Work) or have any obligations of any kind in connection with the DCC Construction Work or its construction.

3. PAYMENT FOR DCC CONSTRUCTION WORKS

3.1 Subject to sections 3.2 through 3.7 hereof, the District will reimburse the Developer for the construction of any DCC Construction Work that the Developer constructs or proceeds to construct under this Agreement, on a progressive basis by way of quarterly payments, commencing on that certain date which is the end of the first month that is at least 75 days after the date on which the construction of the DCC Construction Work commences. The Available DCC Proceeds available for payments pursuant to this section in respect of each category of DCC Construction Works at issue (roads, water, sanitary sewer or storm drainage, as the case may be) will be equal to the aggregate of:

- (a) up to \$5,000,000 from the DCC Reserve Funds existing as of July 17, 2015, in respect of the applicable category of works under the DCC Bylaw (roads, water, sanitary sewer or storm drainage, as the case may be) ,

PLUS

- (b) 78% of all amounts collected under the DCC Bylaw during the Term and subsequent to August 25, 2015 in respect of the applicable category of works under the DCC Bylaw (roads, water, sanitary sewer or storm drainage, as the case may be),

LESS

- (c) all amounts previously paid to the Developer pursuant to this section from the Available DCC Proceeds in respect of that category of works.

3.2 The amount of each quarterly payment pursuant to section 3.1 in respect of each category of works will be equal to the lesser of:

- (a) the aggregate of the Unrecovered DCC Costs, as at the end of the quarter, in respect of all of DCC Works included in that category of works; and
- (b) the Available DCC Proceeds as at the end of the quarter in respect of that category of works,

provided that on receipt of a prior written request from the Developer, the District will not restrict a payment under section 3.1(a) to an applicable category of works.

3.3 Notwithstanding section 3. 1 hereof:

- (a) the District will only be responsible to reimburse the Developer in respect of the construction of a DCC Construction Work if and to the extent that the Developer incurs costs in connection with the construction of the DCC Construction Work;
- (b) the amount of money payable to the Developer for the cost of constructing DCC Construction Works will be the capital cost of same (including all design and engineering costs) incurred by the Developer, up to the DCC Cost of the DCC Construction Work, net of any and all DCC credits and rebates received by the Developer in connection with the subdivision or development of the Squamish Oceanfront Lands;
- (c) design, engineering and construction costs of DCC Construction Works, if the works are designed, engineered or constructed by the Developer, will be reimbursed to the extent the design, engineering and construction costs:
 - (i) are comparable with similar costs for similar infrastructure projects in similar locations; and
 - (ii) form part of the calculations under which the DCC Bylaw was based;
- (d) the District will only be responsible to reimburse the Developer in respect of the construction of a DCC Construction Work if and to the extent that the Developer delivers to the District written evidence satisfactory to the District of the cost of the work, and the payment of the final quarterly payment for a DCC Construction Work is subject to the Developer's professional engineer delivering to the District's General Manager of Development Services and Public Works a certificate of completion, and certificate of costs for the DCC Construction Work; and

- (e) despite any other provision of this Agreement, the maximum potential cost recovery by the Developer under this Agreement is \$22,633,032 million, less any costs of DCC Construction Works undertaken by the District under section 2.3 or 2.4 hereof.

3.4 Notwithstanding section 3.1 through 3.3 hereof:

- (a) monies are only payable by the District to the Developer to reimburse it for the cost of constructing a DCC Construction Work if, and to the extent that, during the term of this Agreement, monies are in a DCC Reserve fund for the purposes of section 3.1(a) or received by the District from subdivision and building permit applicants pursuant to the DCC Bylaw for the purposes of section 3.1(b); and
- (b) at the expiry of the Term no further monies will be payable by the District to the Developer pursuant to this Agreement.

3.5 The District will pay the Developer at the address of the Developer as set forth in section 4.1(a) or at such other address as the Developer will provide by registered mail. If the said payments are returned to the District unclaimed by the Developer, and if the District is unable to locate the Developer before the expiry of the Term after all reasonable efforts, then the District will hold all monies collected until the expiry of the Term. After the expiry of the Term, the District will retain all such unclaimed funds forever.

3.6 The Developer will carry out cost-effective value engineering procedures and processes in respect of the design, engineering and construction elements of each DCC Construction Work in a manner satisfactory to the District's General Manager of Development Services and Public Works. The District will reimburse the Developer for the cost of the value engineering from DCC monies collected under the DCC Bylaw

3.7 Despite any other provision of this Agreement,

- (a) nothing in this Agreement exempts the Developer from paying development cost charges under the DCC Bylaw, subject to the provisions of the *Local Government Act*; and
- (b) the Developer's obligation to construct a DCC Construction Work is not limited by or to the "Estimated cost" set out in Schedule B.

3.8 All sums to be reimbursed by the District to the Developer in connection with the construction of a DCC Construction Work will bear interest as follows:

- (a) the District will pay the interest to the Developer quarterly, together with the quarterly payments under section 3.1, on the outstanding amount due and owing to the Developer at the time of the payment for the DCC Construction Work;
- (b) the District will pay the interest at the interest rate pursuant to which interest is collected by the District and included in the monies received by the District under the provisions of the DCC Bylaw in relation to the DCC Construction Work, if any; and
- (c) the interest will not exceed the maximum interest amount set out in Schedule "B".

4. NOTICES

4.1 Any notice, demand, acceptance or request required to be given hereunder in writing will be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to:

- (a) The Developer is as follows:

0983016 B.C. Ltd.
401 – 37989
Cleveland Avenue
Squamish, BC

Attention: Michael Hutchison

or such change of address as the Developer has, by written notification, forwarded to the District, and

- (b) The District as follows:

District of Squamish
37955 2nd Avenue
Squamish, BC

Attention: General Manager of Development Services and Public Works

or such change of address as the District has, by written notification, forwarded to the Developer.

4.2 Any notice will be deemed to have been given to and received by the party to which it is addressed:

(a) if delivered, on the date of delivery; or

(b) if mailed, then on the fifth (5th) day after the mailing thereof.

5. BINDING ON SUCCESSORS

5.1 It is agreed by and between the parties hereto that this Agreement will be enforceable by and against the parties, their successors and assigns.

5.2 The Developer will not assign or transfer its interest in this Agreement without the prior written consent of the District, which consent will not be unreasonably withheld.

5.3 In the event of the assignment or transfer of the rights of the Developer voluntarily, or by operation of law, the District will pay any benefits accruing hereunder, after notice, to the successor of the Developer, and in the event of conflicting demands being made upon the District for benefits accruing under this Agreement, then the District may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the District believes to be necessary or proper, and the District will be discharged from further liability upon paying the person or persons whom any Court having jurisdiction of such interpleaded action will determine.

6. ENTIRE AGREEMENT

6.1 This Agreement constitutes the entire agreement between the parties hereto with respect to the use of development cost charges to reimburse the costs of the construction of front ended DCC Construction Works, and supersedes any prior agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

6.2 For greater certainty, the payments this agreements provides for are over and above the credits and rebates to which the Developer is eligible in keeping with Provincial legislation and policy governing development cost charges, provided of course that the Developer shall not recover more for constructing a DCC Construction Work than the DCC Construction Work costs it.

7. LAWS OF BRITISH COLUMBIA

7.1 This Agreement will be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

7.2 If any part of this Agreement is held to be invalid, illegal or unenforceable by a Court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force

unaffected by that holding or by the severance of that part.

8. TIME IS OF ESSENCE

8.1 Time is of the essence of this Agreement.

8.2 No provision of this Agreement is to be considered to have been waived by a party unless the waiver is expressed in writing by the party. The waiver by a party of any breach by another party of any provision is not to be construed as or constitute a waiver of any further or other breach.

9. INTERPRETATION

9.1 In this Agreement:

- (a) the headings and captions are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions;
- (b) the word "including" when following any general term or statement is not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar terms or matters but rather as permitting it to refer to items or matters that could reasonably fall within its scope;
- (c) a reference to currency means Canadian currency;
- (d) a reference to a statute includes every regulation made pursuant thereto, all amendments to the statute or to any such regulation in force from time to time and any statute or regulation that supplements or supersedes such statute or any such regulation;
- (e) a reference to time or date is to the local time or date in Squamish, British Columbia;
- (f) a word importing the masculine gender includes the feminine or neuter, and a word importing the singular includes the plural and vice versa;
- (g) a reference to approval, authorization, consent, designation, waiver or notice means written approval, authorization, consent, designation, waiver or notice; and
- (h) a reference to a section means a section of this Agreement, unless a specific reference is provided to a statute.

10. EXECUTION AND DELIVERY

10.1 This Agreement may be executed in counterpart and such counterparts together shall

constitute a single instrument. Delivery of an executed counterpart of this Agreement by electronic means, including by facsimile transmission or by electronic delivery in portable document format (".pdf"), shall be equally effective as delivery of a manually executed counterpart hereof.

10.2 The Parties acknowledge and agree that in any legal proceedings between them respecting or in any way relating to this Agreement, each waives the right to raise any defense based on the execution hereof in counterparts or the delivery of such executed counterparts by electronic means.

11. DEVELOPER COST

11.1 Subject to this Agreement, every obligation of the Developer under this Agreement shall be carried out by the Developer at the Developer's sole cost, subject to reimbursement as provided herein and the credits and rebates generally applicable in respect of development cost charges.

12. SCHEDULES

12.1 The Schedules attached hereto, which form part of this Agreement, are as follows:

- (a) Schedule "A" – Squamish Oceanfront Lands;
- (b) Schedule "B" – Description of the DCC Construction Works, including estimated cost.

IN WITNESS WHEREOF this Agreement has been executed as of the day and year first

above written.

DISTRICT OF SQUAMISH

0983016 B.C. LTD. by its authorized signatory

By its authorized signatories

Mayor

Name:

GM Corporate Services

Schedule "A"

SQUAMISH OCEANFRONT LANDS

Owner PID Legal Description

PID: 007-774-010

LOT G DISTRICT LOTS 486, 4271, 4618, 5717, 6042 AND 7134 PLAN 14953

PID: 007-779-674

LOT D BLOCK 1 DISTRICT LOTS 486 AND 4271 PLAN 14521

PID: 026-267-152

LOT 3 DISTRICT LOT 4271 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP16861

PID: 026-267-161

LOT 2 DISTRICT LOT 4271 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP16861

PID: 026-267-128

LOT 1 DISTRICT LOT 486 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP16860

PID: 008-606-153

BLOCK B DISTRICT LOTS 4618, 5717, 6042 AND 7134 PLAN 13452

PID: 026-267-136

LOT 2 DISTRICT LOT 486 PLAN BCP16860

PID: 026-267-144

LOT 1 DISTRICT LOT 4271 PLAN BCP16861

PID: 015-788-741

DISTRICT LOT 5717 EXCEPT PORTIONS IN PLANS 13452 AND 14953

PID: 015-792-587

DISTRICT LOT 6042 EXCEPT PART IN PLAN 13452

PID: 026-267-403

LOT 1 DISTRICT LOT 486 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP16863

PID: 026-267-420

LOT 2 DISTRICT LOT 486 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP16863

PID: 026-267-438

LOT 3 DISTRICT LOT 486 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP16863

Schedule "B"

DESCRIPTION OF DCC FRONTENDER WORKS, INCLUDING ESTIMATED COSTS

Type of Works	Works Description - Needed in Short Term (1 - 10 years)	Estimated Cost, Total without interest, \$	Maximum Payable Interest, \$	Estimated DCC Recoverable without Interest, \$
Water	W-16 Peninsula Water main Connection - Galbraith Ave	154,000	-	152,460
Water	W-17 Peninsula Water main Connection - Cattermole Creek	269,500	45,815	266,805
Water	W-15 New Reservoir	3,069,000	797,940	3,038,310
Water	W-9 New Source Feeder main	2,436,000	324,962	1,117,733
Water	W-2 Logger's Lane Feeder main	1,890,000	585,900	1,871,100
Water	W-5 Centennial Way Water main	200,200	34,034	198,198
Water	W-11a Decommission Logger's Lane and High School PRV	86,000	-	85,140
Water	W-11b New Blind Channel PRV Station	150,000	-	148,500
Water	W-18 Peninsula Water main Connection - Interim second Connection	192,500	-	190,575
Water	W-19 Peninsula Road B Water main	277,200	72,072	274,428
Water	Sub-total	8,724,400	1,860,723	7,343,249

Sanitary	S-22 450 mm dia Vancouver Street Collector Sewer	864,500	-	855,855
Sanitary	S-15 450 dia Downtown Force main Twinning	2,898,000	550,620	2,869,020
Sanitary	S-20b 450 dia Queens Way PS Force main Twinning	1,134,000	215,460	1,122,660
Sanitary	S-18b Reconstruct C11 PS	1,127,000	214,130	1,115,730
Sanitary	Sub-total	6,023,500	980,210	5,963,265
Drainage	D-13 Peninsula Treatment Wetland at Mamquam Blind Channel	260,000	-	257,400
Drainage	D-14 Peninsula Treatment Wetland at Road 0	260,000	-	257,400
Drainage	D-15 Peninsula Shared Stormwater Mains	481,000	-	476,190
Drainage	Sub-total	1,001,000		990,990
Roads	R-3a Pemberton Ave Extension	1,125,000	-	516,195
Roads	R-3b Pemberton Ave Upgrade	1,125,000	-	516,195
Roads	R-18 East Downtown Connector	3,750,000	-	1,720,648
Roads	R-9 Bridge on Third Ave at Flood Gates	2,146,000	-	984,670
Roads	R-13 Downtown Roundabout or Alternate	600,000	-	275,304

Roads	R-20 Peninsula Main Road - Arterial Standard	8,200,000	-	3,762,485
Roads	Sub-total	16,946,000		7,775,497
Trail	P-17 Oceanfront Trail	1,220,538	-	560,031
Trails	Sub-total	1,220,538		560,031
Total, Off-site DCC Works needed in Short Term - 1 to 10 years		\$ 33,915,438	\$ 2,840,933	\$ 22,633,032