



City of Richmond

Report to Committee

to Parks, Rec & Culture - Nov. 25, 2003

To: Parks, Recreation and Cultural Services
From: Dave Semple
Director of Parks Operations
Date: November 14, 2003
File: ~~2345-01~~ 1000-14-024
Re: Steveston Harbour Authority/Tin Shed Site Community Contribution Agreement

Staff Recommendation

1. That staff proceed with the development of a Community Contribution Agreement with the Steveston Harbour Authority for the greening of the Tin Shed Site.

Dave Semple
Director of Parks Operations
(3350)
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The Steveston Harbour Authority has approached the City about greening their property known as the Tin Shed Site (Attachment 1) at Moncton Street and Third Avenue in order to provide an appealing, functional public space for residents and tourists. The discussions to date have focussed on replacing paving with grass and trees and maintaining a pedestrian link to the Gulf of Georgia Cannery Historic site.

Findings of Fact

The respective contributions by the City and by the Steveston Harbour Authority have been discussed in principle as follows:

Steveston Harbour Authority Contributions

- Costs associated with all site works including demolition, excavation, irrigation, sodding, and paving (approximately \$40,000);
- Provisions of site furnishings including signage, garbage receptacles, and having the Steveston Harbour Authority/City develop unique bench donation program.

City Contributions

- Design and project management of City forces;
- Seven trees supplied by the City Nursery;
- Routine landscape maintenance (grass cutting and tree care);
- Approximately \$12,000 in total.

Analysis

The Tin Shed Site has been the subject of plans for improvement in the past without yet arriving at a solution satisfactory to all parties. This current proposal is a simple approach that essentially presents the City as a landscape contractor on a private parcel of publicly accessible land. The intent is to create a pleasant green open space without interfering with any future amenity development. A preliminary project scope and cost estimate has been prepared as the basis for the contribution agreement (Attachment 2).

Proposed terms for the Contribution Agreement:

- The City shall maintain the Park for the duration of this Agreement, limited to tree maintenance and grass cutting. Grass cutting by the City shall be to the same standard consistent with grass cutting in similar facilities owned by the City;
- Litter control will be the responsibility of the Steveston Harbour Authority, in conjunction with the City;

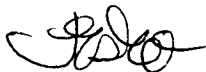
- Vandalism repairs including graffiti removal and damage to site landscape and all structures will be the responsibility of the Steveston Harbour Authority;
- As the owner of the property, the Steveston Harbour Authority shall carry and keep in force during the term of the Agreement comprehensive general liability insurance;
- The Agreement will be for a term of five (5) years from the date the Agreement is deemed to have come into effect;
- The Steveston Harbour Authority shall indemnify and hold harmless the City from and against all claims, demands, losses, costs, or damages for bodily injury, death, property damage, or breach of contract arising out of the use of the property and performance of the agreement.

Financial Impact

The total cost of the project is outlined in Attachment 2. The total City contribution to this project represents approximately \$5,000 for design time and project management, and \$5,000 in kind donation of tree planting. Existing trees from the City's nursery inventory will be relocated to the site. The proposed project represents no net increase in operational maintenance costs since the construction of a parking lot at the Richmond Health Science Centre has removed an area of comparable size from Parks maintenance inventory. Estimated annual maintenance for grass cutting and tree maintenance is \$2,500.

Conclusion

The greening of the Tin Shed Site will enhance the appeal and livability of one of the major intersections and tourist areas in Steveston Village. The simple approach proposed is relatively low cost yet represents a significant overall improvement. In entering into a contribution agreement with the Steveston Harbour Authority the City is presented with a cost effective partnership opportunity.



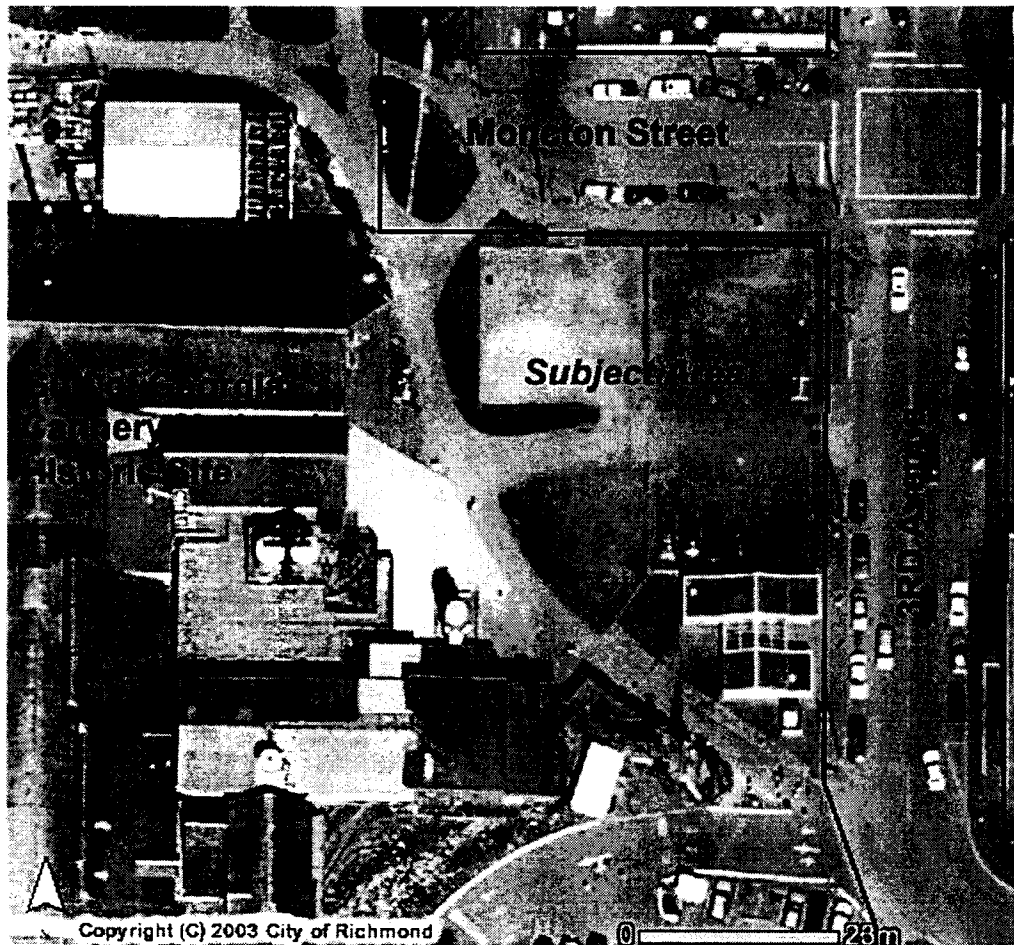
Jamie Esko
Park Planner
(3341)



Mike Redpath
Manager, Parks - Programs, Planning & Design
(1275)

Attachment #1

Context plan for the Tin Shed Site at 3rd Avenue and Moncton



Attachment #2

Proposed Tin Shed Site Scope of Work and Preliminary Cost Estimate

Description	Cost	Contributor
1. Design and project management	\$ 5,000	City of Richmond
2. Supply and install seven (7) trees	\$ 4,950	City of Richmond
3. Annual maintenance	\$ 2,500	City of Richmond
Total	\$12,450	

Description	Cost	Contributor
1. Site clearing	\$ 7,740	SHA
2. Drainage	\$ 4,560	SHA
3. Irrigation	\$ 3,200	SHA
4. Asphalt walkway	\$ 4,200	SHA
5. Grading, soil placement, sod	\$17,000	SHA
Subtotal	\$36,700	
Contingency @10%	\$ 3,670	
Total	\$40,370	