

**A G E N D A**  
**for**

**REGULAR COUNCIL MEETING**  
**July 18, 2022**

**COUNCIL CHAMBERS 7:00 PM**

**CALL TO ORDER**

The Village of Masset acknowledges the un-ceded traditional territory of the Haida Nation on which this meeting is held.

**ADOPTION OF AGENDA**

**COUNCIL MEETING MINUTES**

**Council Meeting Minutes June 27, 2022**

**CORRESPONDENCE**

**C-1 Northern Health – Environmental Public Health Officers**

**VERBAL REPORTS OF COUNCIL/CAO/CFO**

**NEW BUSINESS**

**NB-1 AP Cheque Listing June 2022**

**NB-2 Signing Authority**

**NB-3 Deputy CEO**

**NB-4 Siting and Use Permit**

**NB-5 Main Street Plan**

**PUBLIC QUESTION PERIOD**

**ADJOURNMENT**

Village of Masset Regular Council Meeting of June 27, 2022

Minutes of the Regular Council Meeting held June 27, 2022 in the Council Chambers.

Present:	Mayor:	B. Pages
	Councillors:	R. Williams, T. Carty, B. Johnston
	Interim Administrator:	T. Jarvis
	CFO:	J. Brown

**CALL TO ORDER**

The Village of Masset acknowledges the un-ceded traditional territory of the Haida Nation on which this meeting is held.

The meeting was called to order at 7:00 pm.

**ADOPTION OF AGENDA**

Moved by Councillor Williams, seconded by Councillor Carty to adopt the agenda as amended with the addition of NB-3 Ratification of WASCO System Email Poll.

CARRIED

**COUNCIL MEETING MINUTES**

**Council Meeting Minutes June 13, 2022**

Moved by Councillor Johnston, seconded by Councillor Carty that the June 13, 2022 Council meeting minutes be adopted as presented.

CARRIED

**MINUTES AND REPORTS OF OTHER ORGANIZATIONS**

**NCRD Board Highlights June 2022**

Moved by Councillor Carty, seconded by Councillor Williams that the NCRD Board report be received and filed.

CARRIED

**VERBAL REPORTS OF COUNCIL/CAO/CFO**

Mayor Pages attended a North Coast Regional District meeting.  
Councillors Johnston and Carty attended Gwaii Trust meetings.  
Councillor Williams attended the MIEDS Annual General Meeting.  
Jo-Ann Brown dealt with Roller Rink break-ins/graffiti and taxes.

Village of Masset Regular Council Meeting of June 27, 2022

Trevor Jarvis worked on UBCM meeting requests, the annual report and had discussions with Josh Humphries and Gary Suha regarding the CAO and Airport Manager positions.

Moved by Councillor Williams, seconded by Councillor Carty that the verbal reports be accepted as presented.

CARRIED

**NEW BUSINESS**

**NB-1 AP Cheque Listing May 2022**

Moved by Councillor Carty, seconded by Councillor Johnston that the cheque listing for May 1<sup>st</sup> to May 31<sup>st</sup>, 2022 be approved.

CARRIED

**NB-2 Village of Masset Annual Report for the Year Ending December 31, 2022**

Moved by Councillor Carty, seconded by Councillor Johnston that the Village of Masset Annual Report for the Year Ending December 31, 2021 be received and approved.

CARRIED

**NB-3 Ratification of WASCO Email Poll**

Moved by Councillor Carty, seconded by Councillor Williams to ratify the email vote for the purchase of the WASCO system for the Airport.

CARRIED

**ADJOURNMENT**

Moved by Councillor Carty that the meeting be adjourned at 7:42 pm.

CARRIED

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Certified Correct, Administrator

5 July 2022

Dear partner in Public Health,

A significant shortage of Environmental Public Health staff in Northern BC is requiring Northern Health (NH) to temporarily focus on areas of highest potential risk to public health, while aggressively recruiting for Environmental Health Officers (EHOs) who perform this important work.

NH Public Health continues to proactively communicate with impacted stakeholders and partners and to inform the public about the current staffing challenges and prioritization of EHO work, through direct correspondence and upcoming website updates and public information bulletins.

Outbreaks of food-borne and water-borne illness, or of communicable disease, adverse water quality result assessments and drinking water system advisories and notices are among the highest priority scenarios for NH Environmental Public Health, and EHOs will work closely with regulated facility operators to focus inspection efforts and resources on higher-risk situations such as where inspections are significantly overdue, or there has been chronic non-compliance with health legislation. Application processing time for a variety of facilities and permits will take longer than usual, and there will be reduced frequency of inspections for lower-risk facilities, some of which may be conducted virtually.

Anyone with concerns about matters of public health that affect the general public, is still encouraged to contact Environmental Health, by phone or email: 250-565-7322 or [php@northernhealth.ca](mailto:php@northernhealth.ca). All inquiries and complaints are directed through a regionalized service desk to ensure seamless and timely service delivery, as EHOs evaluate each inquiry to determine the appropriate response. Public Health hazards are characterized by the likelihood of occurrence and the severity of consequences, and high risk and urgent inquiries will be attended to immediately. Types of urgent inquiries include:

- Potential foodborne or waterborne illness outbreak
- A report of a public health hazard,
- Concerns related to flooding, fire or an emergency

At a time of year when various events and businesses need health approval to participate or open, this work also continues to be prioritized. Vendors and other applicants are encouraged to engage Environmental Public Health as early as possible in the process, and to ensure application packages are submitted with all required documents. The following link will guide you through the application processes [Applications and forms | Northern Health](#).

While other health regions are experiencing similar staffing challenges, Northern BC is particularly impacted and currently has approximately one third of the full complement of EHOs it requires. As we continue to actively recruit to EHO vacancies, existing staff remain committed to controlling and addressing public health risks in communities and will prioritize efforts for the highest risk facilities and scenarios.

Northern Health continues to actively recruit to EHO vacancies, efforts which include offering incentives, working in partnership with post-secondary institutions to develop affiliation agreements and increase intake of student EHOs, and developing targeted recruitment campaigns that showcase the opportunities available in Northern BC. NH is also taking a lead role in development of EHO Analyst positions, to support the work of EHOs. Three of these positions have been created and filled, to date.

If you have any questions, please contact our Environmental Health Protection Team at 250-565-7322 or [php@northernhealth.ca](mailto:php@northernhealth.ca).

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
012123	003	03/06/2022	B0001	BC HYDRO & POWER A	400003610318 400003623174	Multi gl's BC Hydr BC Hydro Multi gl'	19,915.43 13,581.33		33,496.76	
012124	003	03/06/2022	G0096	Greenstock, Pamela	2022-004	4 hanging baskets	381.00		381.00	
012125	003	03/06/2022	P0089	PACIFIC BLUE CROSS	1180060	Jun22 remit PBC	3,040.91		3,040.91	
012126	003	03/06/2022	T0102	TST-CF Express	5100652	MVFD Equip freight	844.12		844.12	
012127	003	15/06/2022	A0025	ACKLANDS - GRAINGE	9328433009 9328757340	WP O&M WP O&M	31.61 11.34		42.95	
012128	003	15/06/2022	B0001	BC HYDRO & POWER A	118013241098	Air fuel tank	34.22		34.22	
012129	003	15/06/2022	B0004	BIG RED ENTERPRISE	21047	Big Red Garbage Ma	1,616.73		1,616.73	
012130	003	15/06/2022	C0004	Staples Advantage	59657956	Office Supplies	501.96		501.96	
012131	003	15/06/2022	C0013	CANADIAN UNION OF	May22	May22 remit CUPE	497.93		497.93	
012132	003	15/06/2022	C0027	CANADA CUSTOMS & R	May22 FT May22 PT	May22 remit CRA May22 PT remit CRA	14,515.19 3,515.65		18,030.84	
012133	003	15/06/2022	C0109	Comerstone Petrol	9448	Annual tech suppor	336.00		336.00	
012134	003	15/06/2022	D0001	Haida Gwaii Consum	May22	Multi gl's May22 H	1,111.52		1,111.52	
012135	003	15/06/2022	D0011	DRIFTTECH MECHANIC	13519	Sewer cleaner repa	312.70		312.70	
012136	003	15/06/2022	H0108	Haida Gwaii Fitnes	June22	Weight room member	30,000.00		30,000.00	
012137	003	15/06/2022	I0058	Inland Air	00591172	Northern Labs frei	26.00		26.00	
012138	003	15/06/2022	I0059	Iridia Medical	22-1027	FD AED replacement	312.77		312.77	
012139	003	15/06/2022	J0008	JARVIS, TREVOR	21	Gift for Josh	112.00		112.00	
012140	003	15/06/2022	K0018	Kaltech Solutions	VOM-25	CZMT internet issu	472.50		472.50	
012141	003	15/06/2022	L0003	YOUNG, ANDERSON Ba	131211	Legal Services	1,208.70		1,208.70	
012142	003	15/06/2022	L0075	Getter Done Earth	159	Air Storage proj.	2,550.00		2,550.00	
012143	003	15/06/2022	M0007	MASSET SERVICES	6162 6176	Brenntag freight Brock White/ Clear	477.75 477.75		955.50	
012144	003	15/06/2022	M0021	Financial Services	EMI529219	14834 Permit refus	231.42		231.42	
012145	003	15/06/2022	N0001	Inlet Supply Ltd.	VOM May22	Multi gl's Inlet s	562.34		562.34	
012146	003	15/06/2022	N0026	NORTH ARM TRANSPOR	SI076010 SI076136 SI076134 SI076173 SI076200 SI076262	Jet A-1 fuel 18332 Jet A-1 fuel 3063 Jet A-1 fuel 15003 Jet A-1 fuel 18064 Jet A-1 18074.1 Jet A-1 18068.9	32,811.33 5,565.75 27,262.17 32,825.38 32,842.28 32,832.83		164,139.74	
012147	003	15/06/2022	N0039	Tenaquip Limited	14687802-00	Shop supplies	187.93		187.93	
012148	003	15/06/2022	R0012	Brock White Canada	4939891-00	Road Repair @ 277.	4,111.17		4,111.17	
012149	003	15/06/2022	R0020	ROLLINS MACHINERY	IN37192	PW equip - B95	696.11		696.11	
012150	003	15/06/2022	R0036	Rootham Services G	3397 3400	Info Booth Panic a Sewer O&M	987.00 1,299.06		2,286.06	
012151	003	15/06/2022	S0017	FRED SURRIDGE LTD.	000661411	WP upgrade grant	1,193.92		1,193.92	
012152	003	15/06/2022	S0091	Skidegate Inlet Co	5053 5060	Road Maintenance Airport storage pr	2,544.15 3,816.23		6,360.38	
012153	003	15/06/2022	T0005	T.L.C. AUTOMOTIVE	0000155407 0000155364	PW equip PW diesel	57.83 219.01		742.99	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					0000155469	PW equip	223.02			
					0000155509	PW fuel	243.13			
012154	003	15/06/2022	W0004	WESTPOINT AUTOMOTI	832-387142	Shop supplies	35.22		115.17	
					932-387574	Shop supplies	15.10			
					832-387748	MVFD freightliner	64.85			
012155	003	15/06/2022	X0001	XEROX CANADA INC.	85580990	Copies May22	287.52		287.52	
012163	003	22/06/2022	O0020	Brandt Tractor Ltd	Air JD loader	Purchase of John D	370,216.00		370,216.00	
012162	003	22/06/2022	N0026	NORTH ARM TRANSPOR	SI076146	Cleartech freight	1,664.18		101,543.04	
					SI076150	Brock White freigh	920.84			
					SI076298	Jet A-1 fuel 18045	32,791.04			
					SI076377	Jet A-1 fuel 18235	33,136.28			
					SI076420	Jet A-1 18044.7	32,788.84			
					SI076468	Brenntag freight	241.86			
012161	003	22/06/2022	M0407	Mascon	154579Adm Jul	Admin Internet Jul	123.20		650.38	
					154867Air Jul	Airport Internet J	127.05			
					159741Inf Jul	Info Centre intere	316.13			
					155040PW Jul2	PW Internet July22	84.00			
012160	003	22/06/2022	M0007	MASSET SERVICES	6175	Lower ramp @ seaso	477.75		477.75	
012159	003	22/06/2022	K0018	Kaltech Solutions	VOM-26	CZMT Billing syste	236.25		236.25	
012158	003	22/06/2022	C0039	Clark Freightways	C0564789	Fred Surridge frei	146.63		616.91	
					C0572187	Fred Surridge frei	149.90			
					C0578330	Fred Surridge frei	160.19			
					C0580358	Fred Surridge frei	160.19			
012157	003	22/06/2022	B0068	Bandstra Transport	V903832	WP Upgrade grant -	530.59		628.38	
					T238066	Emco Supply freigh	97.79			
012156	003	22/06/2022	A0072	Arc & Anchor Ironw	1063	Ladder repairs	693.00		693.00	
012164	003	22/06/2022	P0016	PUROLATOR COURIER	450753136	WP safety upgrade	78.52		207.12	
					450808387	Centrix/PrairieCoa	128.60			
012165	003	22/06/2022	P0023	PitneyWorks	Jun22	Postage Jun22	315.00		315.00	
012166	003	22/06/2022	P0035	Port Air Cargo Ser	VOM0522	Rocky's freight -	21.00		21.00	
012167	003	22/06/2022	P0107	PrairieCoast Equip	P01021	PW equip - riding	277.67		277.67	
012168	003	22/06/2022	S0022	North Coast Reg. D	12768	Spring Cleanup #15	235.00		425.00	
					12771	Spring Cleanup #15	115.00			
					12764	Spring Cleanup #15	75.00			
012169	003	22/06/2022	S0102	Sullivan Mechanica	822	WP upgrade grant	713.51		713.51	
012170	003	22/06/2022	X0001	XEROX CANADA INC.	50272722	Copier lease	426.34		426.34	
012171	003	30/06/2022	A0003	ASSOCIATED ENGINEE	285825	WP upgrade proj.	10,183.95		11,757.78	
					285826	WP O&M/ Infrastruc	1,573.83			
012172	003	30/06/2022	A0072	Arc & Anchor Ironw	1067	WP upgrade proj.	1,261.75		1,261.75	
012173	003	30/06/2022	B0058	Centrix Control So	INV68673	WP upgrade proj.	1,611.68		1,611.68	
012174	003	30/06/2022	B0070	Bedard, Ted	411228	Air Janitorial Jun	1,941.66		1,941.66	
012175	003	30/06/2022	C0008	COASTAL PROPANE IN	75170	PW 1600.1 @ 1.3490	2,441.86		13,124.95	
					75307	HG fitness 2000 @	3,052.14			
					75309	CH 2000.1 @ 1.3490	3,052.29			
					75317	Airport 3000.3	4,578.66			
012176	003	30/06/2022	D0025	Daugert, Sylvan	2022 med allo	2022 Medical trave	1,100.00		1,100.00	
012177	003	30/06/2022	F0033	FBB Chartered Prof	8804	2021 Audit	12,600.00		12,600.00	
012178	003	30/06/2022	F0037	Fast Fuel Limited	CL57738	FD vehicles 21Jun2	135.38		135.38	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
012179	003	30/06/2022	G0093	Gowler, Jevan	FD wages Jun2	FD chief wages Jun	160.00		160.00	
012180	003	30/06/2022	H0005	HFP Alarms Inc.	203 M	Annual Monitoring	315.00		315.00	
012181	003	30/06/2022	H0115	Hock, Miles	888120 888121 888119	WP upgrade proj. WP upgrade proj. Sewer sys O&M	3,066.00 1,344.00 924.00		5,334.00	
012182	003	30/06/2022	I0058	Inland Air	00591302 00591428	Tenaquip freight Tenaquip freight	26.00 26.00		52.00	
012183	003	30/06/2022	K0018	Kaltech Solutions	VOM-27	CZMT billing suppo	157.50		157.50	
012184	003	30/06/2022	N0026	NORTH ARM TRANSPOR	SI076566 SI076590 SI076537 SI076532	Jet A-1 fuel 17038 Jet A-1 fuel 17870 PEP 113 5 @ 1.9951 Jet A-1 fuel 18025	32,692.86 34,289.05 254.53 32,753.42		99,989.86	
012185	003	30/06/2022	N0038	National Energy Eq	87017690-00	Air fuel truck	1,760.80		1,760.80	
012186	003	30/06/2022	N0039	Tenaquip Limited	14648912-00 14691435-00 14691435-01	WP O&M PW Shop supplies Shop Supplies	279.40 25.89 67.69		372.98	
012187	003	30/06/2022	P0089	PACIFIC BLUE CROSS	1193205	July22 remit PBC	3,040.91		3,040.91	
012188	003	30/06/2022	S0015	Ocean Dry Ent. Ltd	053126	Airport fuel syste	18.99		18.99	
012189	003	30/06/2022	S0017	FRED SURRIDGE LTD.	000661808 000661809	Water Sys O&M Water sys O&M	719.65 589.32		1,308.97	
012190	003	30/06/2022	T0005	T.L.C. AUTOMOTIVE	0000155632 0000155686	PW fuel/diesel PW diesel grader/B	643.56 391.36		1,034.92	
012191	003	30/06/2022	T0082	Telus Mobility	21Jun22	Multi g's Telus M	1,605.13		1,605.13	
012192	003	30/06/2022	T0089	Thorgeirson, John	FD wager Jun2	FD chief wages Jun	160.00		160.00	
012193	003	30/06/2022	T0103	Triple J Contracti	0042	Airport Storage Pr	1,575.00		1,575.00	
012194	003	30/06/2022	U0015	Urban Systems Ltd.	202838	Main St. Planning	6,615.00		6,615.00	
012195	003	30/06/2022	W0040	Williams, Natasha	100 Jun22	Janitorial Jun22	1,860.00		1,860.00	
012196	003	30/06/2022	W0083	Williams, Chris	29	Airport storage Pr	4,662.00		4,662.00	
Total:							927,803.47	0.00	927,803.47	

Payment Summary		
Description	Qty	Amount
Cheque	74	927,803.47
EFT	0	0.00
Direct Deposit	0	0.00
Credit Card	0	0.00
Void	0	0.00
Total:	74	927,803.47

\*\*\* End of Report \*\*\*





# Village of Masset

wings . waves . wilderness    [www.massetbc.com](http://www.massetbc.com)  
PO Box 68 (1686 Main Street) Masset, BC V0T 1M0  
Phone (250) 626-3995    Fax (250) 626-3968

July 14, 2022

Memo to Council:

Re: Siting and Use Permit 1836-1838 Balsam Crescent

As Council may recall this property was previously occupied by a PMQ and garage addition that was subject to a fire that resulted in a total loss. The property has recently been sold and the new owner wishes to essentially rebuild using the former footprint of the PMQ and addition that had been permitted previously.

In reviewing the siting and use application it was noted that the proposed building would violate the zoning requirements as follows:

Side setback – required 1.5 m, proposed construction and old PMQ was 0.9 m  
Front setback – required 6 m, proposed construction and previously permitted garage 3.53m  
Garage area - allowed 65m<sup>2</sup>, proposed and previously permitted 109.4 m<sup>2</sup>

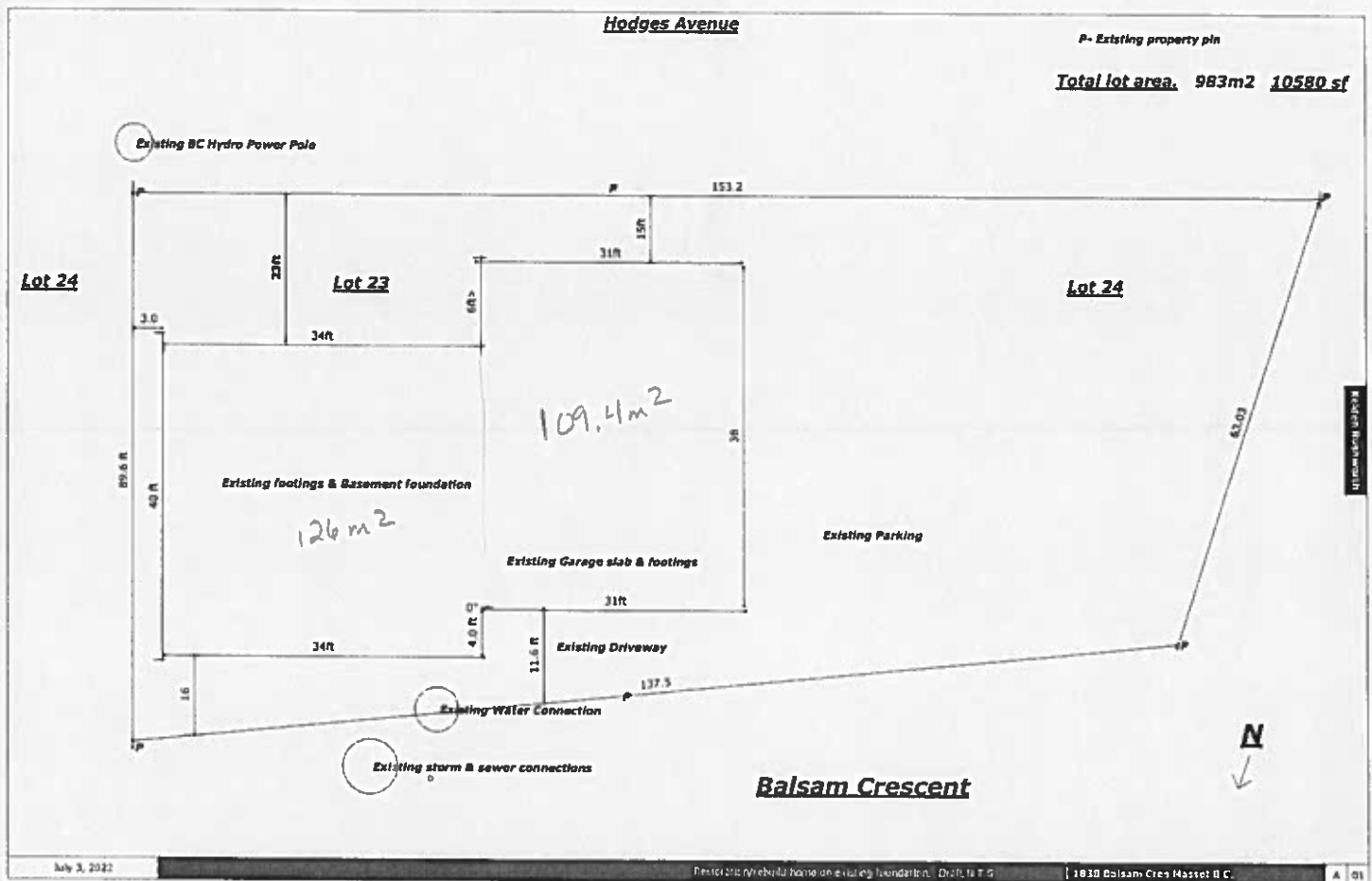
The footprint was previously approved under the original construction of the PMQ and the garage addition in 2008 (Brian O'Hara building inspector). The reduced front setback for the garage addition was in part due to the shape of the lot and did not cause any issues with the road allowance and was further back than the front corner of the existing house at the time.

## Recommendation to Council

Direct the CAO to approve the siting and use permit request as submitted, consistent with prior use of the property

Direct staff to investigate potential changes to the zoning bylaw to cover situations such as this particularly as they relate to former DND housing properties.

Trevor Jarvis  
Interim Administrator



Lot 983m<sup>2</sup>  
building 235m<sup>2</sup> = 24% coverage



## IMPLEMENTATION

The proposed improvements shown in this plan are intended to be discussed and considered within the context of the Village's asset management and capital planning programs. Many improvements presented in the plan will require partnerships with local community groups and will depend on the Village's success attracting grant funding to Masset.

A capital cost estimate of the proposed improvements identified in the Action Plan is located in the following pages. Unit prices and quantities are presented for each item in 2022 dollars and have not been adjusted for inflation. A 40% contingency (50% of this for design and 50% for cost contingency) has been added to the estimated capital costs. The phasing plan presents an example of how the improvements could be achieved over approximately 15 years in three phases. It is anticipated that the completion of the projects will unfold incrementally as partnerships emerge and funding become available.



# CLASS D COST ESTIMATE

Client	Village of Masset	file	3995 0003 01
Project	Main Street Masset: Park to Pier	date	2022-05-03
Location	Masset, BC	class	D
		prepared by	DM SM JM

## MAIN STREET MASSET COST ESTIMATE

This estimate covers surface works in the Main Street Masset Action Plan: (in 2022 dollars)

### Main Street Improvements

ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL
<b>1</b>	<b>Pre-construction Allowances and Demolition</b>				
	Site Survey (entire site)	allow	1	\$ 20,000.00	\$ 20,000.00
	Demolition, removals and disposals	allow	1	\$ 30,000.00	\$ 30,000.00
<b>2</b>	<b>Roadworks</b>				
	common excavation (525mm)	m2	9400	\$ 20.00	\$ 188,000.00
	remove and replace unsuitable subgrade	m3	500	\$ 60.00	\$ 30,000.00
	subgrade preparation	m2	9400	\$ 5.00	\$ 47,000.00
	curb and gutter (including base)	lin. m	1700	\$ 160.00	\$ 272,000.00
	asphalt (sub-base, base & 75mm asphalt)	m2	8100	\$ 100.00	\$ 810,000.00
	concrete sidewalk (including base)	m2	3500	\$ 200.00	\$ 700,000.00
	Standard pavement marking	per block	3	\$ 3,000.00	\$ 9,000.00
	Decorative pavement markings	allow	1	\$ 100,000.00	\$ 100,000.00
<b>3</b>	<b>Landscape Improvements</b>				
	street trees (includes tree grade, soil cell, growing medium)	ea	12	\$ 16,500.00	\$ 198,000.00
	shrub planting in landscape islands	m2	800	\$ 150.00	\$ 120,000.00
	tree planting in landscape islands	ea	25	\$ 1,100.00	\$ 27,500.00
	bioswale/naturalized planting areas	m2	150	\$ 150.00	\$ 22,500.00
<b>4</b>	<b>Site Furnishings</b>				
	bench	ea	18	\$ 3,500.00	\$ 63,000.00
	waste receptacle	ea	6	\$ 2,500.00	\$ 15,000.00
	bike rack	ea	6	\$ 1,000.00	\$ 6,000.00
	covered parklet	ea	3	\$ 65,000.00	\$ 195,000.00
	future public art	allow	1	\$ 150,000.00	\$ 150,000.00
	wayfinding signage	allow	1	\$ 50,000.00	\$ 50,000.00
	Street lighting	lm	540	\$ 600.00	\$ 324,000.00
<b>5</b>	<b>Lighting and Electrical</b>				
	Luminaire poles	ea		\$ 10,000.00	\$ -
	Distribution	lm	610	\$ 180.00	\$ 145,800.00
	Power, service and controls	per block	2.5	\$ 25,000.00	\$ 62,500.00
	Other Power, service and controls	allowance	1	\$ 25,000.00	\$ 25,000.00
<b>6</b>	<b>Servicing</b>				
<b>5.1</b>	<b>Water Distribution</b>				
	Valve adjustment	ea	6	\$ 300.00	\$ 1,800.00
	Fire hydrant	ea	2	\$ 10,000.00	\$ 20,000.00
	Relocate fire hydrant	ea	2	\$ 1,000.00	\$ 2,000.00
<b>5.2</b>	<b>Sanitary Sewers</b>				
	Manhole	ea	1	\$ 8,000.00	\$ 8,000.00
	Manhole frame and cover adjustment	ea	5	\$ 1,000.00	\$ 5,000.00
	Service lateral replacement	lm	160	\$ 200.00	\$ 32,000.00
<b>5.3</b>	<b>Drainage</b>				
	Pier outfall replacement	ea	1	\$ 18,000.00	\$ 18,000.00
	Park outfall replacement	ea	1	\$ 6,500.00	\$ 6,500.00
	Stormwater main	lm	360	\$ 850.00	\$ 306,000.00
	Manhole	ea	5	\$ 8,000.00	\$ 40,000.00
	Catch basin	ea	12	\$ 2,500.00	\$ 30,000.00
<b>5.4</b>	<b>Fiber Optics</b>				
	Catch basin lead	lm	150	\$ 350.00	\$ 52,500.00
	Microtrenching	lm	165	\$ 150.00	\$ 24,600.00
Main Street Improvements Sub-Total:					\$ 4,166,900.00

#### Cost Estimate Notes:

##### Road Improvements

This estimate is for surface improvements as well as allowances for servicing and utility changes and/or upgrades based upon limited underground information.

##### Pier Improvements

This estimate assumes that the existing pier structure is sufficient and able to support additional decking and site furnishings. A structural review by a licensed professional should be completed prior to any work taking place.

##### Park Improvements

This estimate includes an allowance for site furnishings such as benches and waste receptacles that are not shown on the plan due to the large scale. This estimate is for surface improvements only. It does not include estimates for servicing and utility changes and/or upgrades.

## CLASS D COST ESTIMATE

### Pier Improvements

ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL
<b>1 Demolition</b>	Demolition, removals and disposals	allow	1	\$ 10,000.00	\$ 10,000.00
<b>2 Pedestrian Circulation</b>	Pedestrian boardwalk	m2	440	\$ 650.00	\$ 286,000.00
<b>3 Landscape Improvements</b>	Shoreline landscape restoration and enhancement	m2	65	\$ 150.00	\$ 9,800.00
<b>4 Site Furnishings</b>	Movable Planters	ea	9	\$ 1,000.00	\$ 9,000.00
	Benches	ea	10	\$ 3,500.00	\$ 35,000.00
	Waste receptacles	ea	2	\$ 2,500.00	\$ 5,000.00
	Covered viewing areas	ea	3	\$ 60,000.00	\$ 180,000.00
	Terraced seating	m2	75	\$ 5,000.00	\$ 375,000.00
	Waterfront viewing structure	ea	1	\$ 175,000.00	\$ 175,000.00
<b>5 Lighting and Electrical</b>	Luminaire poles	ea	5	\$ 15,000.00	\$ 75,000.00
	Distribution	lm	158	\$ 180.00	\$ 28,500.00
	Power, service and controls	each	1	\$ 25,000.00	\$ 25,000.00
	Other Power, service and controls	allowance	1	\$ 10,000.00	\$ 10,000.00
Pier Improvements Sub-Total:					\$ 1,560,300.00





# CLASS D COST ESTIMATE

## Park Improvements

ITEM	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	ITEM TOTAL
<b>1 Demolition</b>	Demolition, removals and disposals	allow	1	\$ 50,000.00	\$ 50,000.00
<b>2 Pedestrian Circulation</b>	3m wide multi-use asphalt pathway (incl. sub-base and base)	lin. m	1100	\$ 220.00	\$ 242,000.00
<b>3 Parking Areas</b>	common excavation (525mm)	m2	4300	\$ 20.00	\$ 86,000.00
	remove and replace unsuitable subgrade	m3	300	\$ 60.00	\$ 18,000.00
	subgrade preparation	m2	4300	\$ 5.00	\$ 21,500.00
	curb and gutter (including base)	lin. m	700	\$ 160.00	\$ 112,000.00
	asphalt (sub-base, base & 75mm asphalt)	m2	3700	\$ 100.00	\$ 370,000.00
	pavement markings	per lot	4	\$ 5,000.00	\$ 20,000.00
<b>4 Future Community Hub</b>	Concrete plaza surface (incl. base)	m2	600	\$ 325.00	\$ 195,000.00
	moveable tables and seating	ea.	6	\$ 5,000.00	\$ 30,000.00
	covered event structure	allow	1	\$ 120,000.00	\$ 120,000.00
	multi-sport court	ea.	1	\$ 20,000.00	\$ 20,000.00
<b>5 Buildings and Structures</b>	Prefabricated washroom building on granular pad (incl. allowance for servicing)	LS	1	\$ 350,000.00	\$ 350,000.00
	Picnic shelter on concrete pad	LS	1	\$ 150,000.00	\$ 150,000.00
	Squash/bouldering wall	allow	1	\$ 75,000.00	\$ 75,000.00
<b>6 Playground</b>	Excavation, subgrade preparation	m2	780	\$ 40.00	\$ 31,200.00
	Safety surface - PIP Rubber including 150mm depth granular base	m2	780	\$ 300.00	\$ 234,000.00
	Edger for rubber safety surface	lm	120	\$ 210.00	\$ 25,200.00
	Play equipment supply and installation	LS	1	\$ 450,000.00	\$ 450,000.00
<b>7 Fitness Pods</b>	Excavation, subgrade preparation	m2	120	\$ 40.00	\$ 4,800.00
	Safety surface - PIP Rubber including 150mm depth granular base	m2	120	\$ 300.00	\$ 36,000.00
	Edger for rubber safety surface	lm	80	\$ 210.00	\$ 16,800.00
	Fitness equipment supply and installation	LS	1	\$ 80,000.00	\$ 80,000.00
<b>8 Skate Park</b>	Excavation, subgrade preparation	m2	900	\$ 40.00	\$ 36,000.00
	Concrete surface (incl. base)	m2	900	\$ 350.00	\$ 315,000.00
	Features	LS	1	\$ 150,000.00	\$ 150,000.00
<b>9 Asphalt Pump Track</b>	Construction of paved asphalt pump track including site preparation and grading, shaping, asphalt surfacing	LS	1	\$ 300,000.00	\$ 300,000.00
<b>10 Expanded Community Garden</b>	Granular surface	m2	450	\$ 70.00	\$ 31,500.00
	Raised garden beds	ea.	30	\$ 3,500.00	\$ 105,000.00
	Community greenhouse	LS	1	\$ 35,000.00	\$ 35,000.00
	Garden storage	LS	1	\$ 10,000.00	\$ 10,000.00
	Fruit Trees	ea.	3	\$ 1,200.00	\$ 3,600.00
<b>11 Disk Golf Course</b>	baskets	ea.	3	\$ 3,000.00	\$ 9,000.00
	tee boxes	ea.	7	\$ 3,000.00	\$ 21,000.00
<b>12 Landscape Improvements</b>	Lawn - seed and establish - grass areas	m2	6500	\$ 15.00	\$ 97,500.00
	Soft landscape allowance (grade/growing medium/plantings)	LS	1	\$ 25,000.00	\$ 25,000.00
	Tree planting	ea.	90	\$ 1,200.00	\$ 108,000.00
<b>13 Site Furnishings</b>	premium sculptural bench on concrete pad	ea.	1	\$ 12,000.00	\$ 12,000.00
	bench on concrete pad	ea.	12	\$ 4,000.00	\$ 48,000.00
	picnic table on concrete pad	ea.	12	\$ 6,500.00	\$ 78,000.00
	waste receptacle on concrete pad	ea.	7	\$ 3,000.00	\$ 21,000.00
	bike rack on concrete pad	ea.	10	\$ 2,000.00	\$ 20,000.00
<b>14 Lighting and Electrical</b>	Luminaire poles	ea	35	\$ 10,000.00	\$ 350,000.00
	Distribution	lm	600	\$ 180.00	\$ 108,000.00
	Power, service and controls	each	1	\$ 25,000.00	\$ 25,000.00
	Other Power, service and controls	allowance	1	\$ 50,000.00	\$ 50,000.00
Park Improvements Sub-Total:					\$ 4,696,100.00
Subtotal:					\$ 10,413,300.00
Contingency 40%:					\$ 4,165,400.00
TOTAL					\$ 14,578,700.00

# PHASING PLAN

Client:  
Project:  
Location:

## Village of Masset Main Street Masset: Park to Pier Masset, BC

file: 3995 0003 01  
date: 2022 04 06  
class: D  
prepared by: BM/SM/IM

### MAIN STREET MASSET PHASING PLAN

This estimate covers surface works in the Main Street Masset Plan. (in 2022 dollars)

ITEM	DESCRIPTION	Allocated Budget	Phase 1 (1-5 years)	Phase 2 (5-10 years)	Phase 3 (11+ years)
<b>Main Street Improvements</b>					
<b>1</b>	<b>Pre-construction Allowances and Demolition</b>				
	Site Survey (entire site)	\$ 20,000.00	\$ - 100%	\$ 20,000.00 0%	\$ -
	Demolition, removals and disposals	\$ 30,000.00	\$ - 100%	\$ 30,000.00	\$ -
<b>2</b>	<b>Roadworks</b>				
	common excavation (525mm)	\$ 188,000.00	\$ - 100%	\$ 188,000.00	\$ -
	remove and replace unsuitable subgrade	\$ 30,000.00	\$ - 100%	\$ 30,000.00	\$ -
	subgrade preparation	\$ 47,000.00	\$ - 100%	\$ 47,000.00	\$ -
	curb and gutter (including base)	\$ 272,000.00	\$ - 100%	\$ 272,000.00	\$ -
	asphalt (sub-base, base & 75mm asphalt)	\$ 810,000.00	\$ - 100%	\$ 810,000.00	\$ -
	concrete sidewalk (including base)	\$ 700,000.00	\$ - 100%	\$ 700,000.00	\$ -
	Standard pavement marking	\$ 9,000.00	\$ - 100%	\$ 9,000.00	\$ -
	Decorative pavement markings	\$ 100,000.00	\$ - 100%	\$ 100,000.00	\$ -
<b>3</b>	<b>Landscape Improvements</b>				
	street trees (includes tree grate, soil cell, growing medium)	\$ 198,000.00	\$ - 100%	\$ 198,000.00	\$ -
	shrub planting in landscape islands	\$ 120,000.00	\$ - 100%	\$ 120,000.00	\$ -
	tree planting in landscape islands	\$ 27,500.00	\$ - 100%	\$ 27,500.00	\$ -
	bioswale/naturalized planting areas	\$ 22,500.00	\$ - 100%	\$ 22,500.00	\$ -
<b>4</b>	<b>Site Furnishings</b>				
	bench	\$ 63,000.00 30%	\$ 18,900.00 70%	\$ 44,100.00	\$ -
	waste receptacle	\$ 15,000.00 50%	\$ 7,500.00 50%	\$ 7,500.00	\$ -
	bike rack	\$ 6,000.00 50%	\$ 3,000.00 50%	\$ 3,000.00	\$ -
	covered parking	\$ 195,000.00 100%	\$ 195,000.00	\$ -	\$ -
	future public art	\$ 150,000.00 25%	\$ 37,500.00 75%	\$ 112,500.00	\$ -
	wayfinding signage	\$ 50,000.00 25%	\$ 12,500.00 75%	\$ 37,500.00	\$ -
	Street lighting	\$ 324,000.00	\$ - 100%	\$ 324,000.00	\$ -
<b>5</b>	<b>Lighting and Electrical</b>				
	Luminaire poles	\$ -	\$ - 100%	\$ -	\$ -
	Distribution	\$ 145,800.00	\$ - 100%	\$ 145,800.00	\$ -
	Power, service and controls	\$ 62,500.00	\$ - 100%	\$ 62,500.00	\$ -
	Other Power, service and controls	\$ 25,000.00	\$ - 100%	\$ 25,000.00	\$ -
<b>6</b>	<b>Servicing</b>				
5.1 Water Distribution	Valve adjustment	\$ 1,800.00	\$ - 100%	\$ 1,800.00	\$ -
	Fire hydrant	\$ 20,000.00	\$ - 100%	\$ 20,000.00	\$ -
	Relocate fire hydrant	\$ 2,000.00	\$ - 100%	\$ 2,000.00	\$ -
5.2 Sanitary Sewers	Manhole	\$ 8,000.00	\$ - 100%	\$ 8,000.00	\$ -
	Manhole frame and cover adjustment	\$ 5,000.00	\$ - 100%	\$ 5,000.00	\$ -
	Service lateral replacement	\$ 32,000.00	\$ - 100%	\$ 32,000.00	\$ -
5.3 Drainage	Pier outfall replacement	\$ 18,000.00	\$ - 100%	\$ 18,000.00	\$ -
	Park outfall replacement	\$ 6,500.00	\$ - 100%	\$ 6,500.00	\$ -
	Stormwater main	\$ 306,000.00	\$ - 100%	\$ 306,000.00	\$ -
	Manhole	\$ 40,000.00	\$ - 100%	\$ 40,000.00	\$ -
	Catch basin	\$ 30,000.00	\$ - 100%	\$ 30,000.00	\$ -
	Catch basin lead	\$ 52,500.00	\$ - 100%	\$ 52,500.00	\$ -
5.4 Fiber Optics	Microtrenching	\$ 24,800.00	\$ - 100%	\$ 24,800.00	\$ -
<b>Main Street Improvements Sub-Total:</b>		<b>\$4,156,900</b>	<b>\$274,400</b>	<b>\$3,882,500</b>	<b>\$0</b>



# PHASING PLAN

## Pier Improvements

1	Demolition	Demolition, removals and disposals	\$	10,000.00	50%	\$	5,000.00	0%	\$	-	50%	\$	5,000.00
2	Pedestrian Circulation	Pedestrian boardwalk	\$	286,000.00	100%	\$	286,000.00		\$	-		\$	-
2	Landscape Improvements	Shoreline landscape restoration and enhancement	\$	9,800.00		\$	-		\$	-	100%	\$	9,800.00
4	Site Furnishings	Movable Planters	\$	9,000.00	66%	\$	5,940.00		\$	-	34%	\$	3,060.00
		Benches	\$	35,000.00	66%	\$	23,100.00		\$	-	34%	\$	11,900.00
		Waste receptacles	\$	5,000.00	66%	\$	3,300.00		\$	-	34%	\$	1,700.00
		Bike racks	\$	2,000.00	66%	\$	1,320.00		\$	-	34%	\$	680.00
		Observation binoculars/viewing apparatuses	\$	20,000.00		\$	-		\$	-	100%	\$	20,000.00
		Hammock seating	\$	45,000.00		\$	-		\$	-	100%	\$	45,000.00
		Interpretive and wayfinding signage	\$	25,000.00		\$	-		\$	-	100%	\$	25,000.00
		Life jacket station	\$	8,000.00	100%	\$	8,000.00		\$	-		\$	-
		Safety railing	\$	102,000.00	100%	\$	102,000.00		\$	-		\$	-
4	Structures	Gateway feature	\$	135,000.00	100%	\$	135,000.00		\$	-		\$	-
		Covered viewing areas	\$	180,000.00	66%	\$	118,800.00		\$	-	34%	\$	61,200.00
		Terraced seating	\$	375,000.00		\$	-		\$	-	100%	\$	375,000.00
		Waterfront viewing structure	\$	175,000.00		\$	-		\$	-	100%	\$	175,000.00
4	Lighting and Electrical	Luminaire poles	\$	75,000.00	66%	\$	49,500.00		\$	-	34%	\$	25,500.00
		Distribution	\$	28,500.00	66%	\$	18,810.00		\$	-	34%	\$	9,690.00
		Power, service and controls	\$	25,000.00	100%	\$	25,000.00		\$	-		\$	-
		Other Power, service and controls	\$	10,000.00	100%	\$	10,000.00		\$	-		\$	-
Pier Improvements Sub-Total:			\$	1,560,300		\$	781,770		\$	30		\$	1768,530



# PHASING PLAN

Park Improvements									
1	Demolition	Demolition, removals and disposals	\$ 50,000.00	30%	\$ 15,000.00	30%	\$ 15,000.00	40%	\$ 20,000.00
2	Pedestrian Circulation	3m wide multi-use asphalt pathway (incl. sub-base and base)	\$ 242,000.00		\$ -	100%	\$ 242,000.00		\$ -
3	Parking Areas	common excavation (525mm)	\$ 86,000.00		\$ -		\$ -	100%	\$ 86,000.00
		remove and replace unsuitable subgrade	\$ 18,000.00		\$ -		\$ -	100%	\$ 18,000.00
		subgrade preparation	\$ 21,500.00		\$ -		\$ -	100%	\$ 21,500.00
		curb and gutter (including base)	\$ 112,000.00		\$ -		\$ -	100%	\$ 112,000.00
		asphalt (sub-base, base & 75mm asphalt)	\$ 370,000.00		\$ -		\$ -	100%	\$ 370,000.00
		pavement markings	\$ 20,000.00		\$ -		\$ -	100%	\$ 20,000.00
4	Future Community Hub	Concrete plaza surface (incl. base)	\$ 195,000.00		\$ -		\$ -	100%	\$ 195,000.00
		moveable tables and seating	\$ 30,000.00		\$ -		\$ -	100%	\$ 30,000.00
		covered event structure	\$ 120,000.00		\$ -		\$ -	100%	\$ 120,000.00
		multi-sport court	\$ 20,000.00		\$ -		\$ -	100%	\$ 20,000.00
5	Buildings and Structures	Prelabricated washroom building on granular pad (incl. allowance for)	\$ 350,000.00	100%	\$ 350,000.00		\$ -		\$ -
		Picnic shelter on concrete pad	\$ 150,000.00	100%	\$ 150,000.00		\$ -		\$ -
		Squash/bouldering wall	\$ 75,000.00		\$ -		\$ -	100%	\$ 75,000.00
6	Playground	Excavation, subgrade preparation	\$ 31,200.00	100%	\$ 31,200.00		\$ -		\$ -
		Safety surface - PIP Rubber including 150mm depth granular base	\$ 234,000.00	100%	\$ 234,000.00		\$ -		\$ -
		Edger for rubber safety surface	\$ 25,200.00	100%	\$ 25,200.00		\$ -		\$ -
		Play equipment supply and installation	\$ 450,000.00	100%	\$ 450,000.00		\$ -		\$ -
7	Fitness Pods	Excavation, subgrade preparation	\$ 4,800.00		\$ -	100%	\$ 4,800.00		\$ -
		Safety surface - PIP Rubber including 150mm depth granular base	\$ 36,000.00		\$ -	100%	\$ 36,000.00		\$ -
		Edger for rubber safety surface	\$ 16,800.00		\$ -	100%	\$ 16,800.00		\$ -
		Fitness equipment supply and installation	\$ 80,000.00		\$ -	100%	\$ 80,000.00		\$ -
8	Skate Park	Excavation, subgrade preparation	\$ 36,000.00		\$ -		\$ -	100%	\$ 36,000.00
		Concrete surface (incl. base)	\$ 315,000.00		\$ -		\$ -	100%	\$ 315,000.00
		Features	\$ 150,000.00		\$ -		\$ -	100%	\$ 150,000.00
9	Asphalt Pump Track	Construction of paved asphalt pump track including site preparation	\$ 300,000.00		\$ -		\$ -	100%	\$ 300,000.00
10	Expanded Community Garden	Granular surface	\$ 31,500.00	50%	\$ 15,750.00		\$ -	50%	\$ 15,750.00
		Raised garden beds	\$ 105,000.00	50%	\$ 52,500.00		\$ -	50%	\$ 52,500.00
		Community greenhouse	\$ 35,000.00		\$ -		\$ -	100%	\$ 35,000.00
		Garden storage	\$ 10,000.00		\$ -		\$ -	100%	\$ 10,000.00
		Fruit Trees	\$ 3,600.00		\$ -		\$ -	100%	\$ 3,600.00
11	Disk Golf Course	baskets	\$ 9,000.00	100%	\$ 9,000.00		\$ -		\$ -
		tee boxes	\$ 21,000.00	100%	\$ 21,000.00		\$ -		\$ -
12	Landscape Improvements	Lawn - seed and establish - grass areas	\$ 97,500.00	30%	\$ 29,250.00	30%	\$ 29,250.00	40%	\$ 39,000.00
		Soft landscape allowance (grade/growing medium/plantings)	\$ 25,000.00		\$ -	50%	\$ 12,500.00	50%	\$ 12,500.00
		Tree planting	\$ 108,000.00	30%	\$ 32,400.00	30%	\$ 32,400.00	40%	\$ 43,200.00
13	Site Furnishings	premium sculptural bench on concrete pad	\$ 12,000.00		\$ -	100%	\$ 12,000.00		\$ -
		bench on concrete pad	\$ 48,000.00	30%	\$ 14,400.00	30%	\$ 14,400.00	40%	\$ 19,200.00
		picnic table on concrete pad	\$ 78,000.00	30%	\$ 23,400.00	30%	\$ 23,400.00	40%	\$ 31,200.00
		waste receptacle on concrete pad	\$ 21,000.00	30%	\$ 6,300.00	30%	\$ 6,300.00	40%	\$ 8,400.00
		bike rack on concrete pad	\$ 20,000.00	30%	\$ 6,000.00	30%	\$ 6,000.00	40%	\$ 8,000.00
14	Lighting and Electrical	Luminaire poles	\$ 350,000.00	40%	\$ 140,000.00	40%	\$ 140,000.00	20%	\$ 70,000.00
		Distribution	\$ 108,000.00	40%	\$ 43,200.00	40%	\$ 43,200.00	20%	\$ 21,600.00
		Power, service and controls	\$ 25,000.00	100%	\$ 25,000.00		\$ -		\$ -
		Other Power, service and controls	\$ 50,000.00		\$ -	50%	\$ 25,000.00	50%	\$ 25,000.00
Park Improvements Sub-Total:			\$4,696,100		\$1,673,600		\$739,050		\$2,283,450
Subtotal			\$10,413,300		\$ 2,739,770.00		\$4,621,550		\$3,051,980
40% Contingency			\$ 4,165,320.00		\$ 1,095,908.00		\$ 1,848,620.00		\$ 1,220,792.00
TOTAL IMPLEMENTATION COSTS (rounded)			\$14,578,700		\$3,835,700		\$6,470,200		\$4,272,800

## QUICK WIN PROJECTS

In addition to the phased improvements outlined in the capital cost estimate, a number of “quick win” projects have been identified below. These projects can be implemented within a short time frame to initiate the Main Street, Park and Pier revitalization and build momentum for the other aspects of the project.

### Main Street

#### On-Street Parklets

The covered parklets shown on the preferred Main Street Plan can be constructed as portable structures prior to other streetscape improvements and can be placed in existing on-street parking stalls. Once construction on other improvements begin the parklets can be relocated and reconstructed in the locations shown on the plan.

#### Formalized Mural Program

Public art is an important component of the Main Street Plan. The creation of a formalized mural program would provide a framework to plan for additional murals on buildings on and near Main Street to supplement the existing artwork.

### Pier

#### Pedestrian Pier Decking

The addition of decking to the existing pier structure would allow for the quick construction of the pedestrian pier. Following the decking installation, the construction of safety railings would allow the pier to be used by pedestrians for sightseeing and viewing opportunities.

#### Site Furnishings

The observation binoculars shown at the far end of the pier could be installed prior to some of the larger improvements and would provide viewing opportunities for people visiting the pier.

The outdoor hammock seating would provide unique seating opportunities on the pedestrian pier for both residents and visitors alike.

#### Life Jacket Station

The construction of a covered life jacket station at the pier entrance is a relatively low-cost improvement that could be implemented as soon as the pedestrian pier is complete.

#### Gateway Feature

The Welcome to Masset: Canada's Westernmost Pier gateway arch can be constructed upon construction of the pedestrian decking. The arch would create an additional tourism draw and sense of arrival for people visiting the pier.





Figure 12: Precedent Image - Life Jacket Station

## Park

### Community Garden Expansion

The community garden expansion can begin immediately with the construction of raised garden beds, installation of a greenhouse structure, and planting of fruit trees. Planting the trees as soon as possible will give time for them to establish and start bearing fruit, and the greenhouse and garden beds will allow for increased community food production to start without waiting for other park improvements to begin.

### Disc Golf Course

While the final disc golf course layout will be determined during detailed design of the park, temporary disc golf baskets can be installed for immediate use. The baskets can be relocated as needed to accommodate phased construction in the park and then placed permanently once construction is complete and the final locations are confirmed. The construction of the concrete tee pads for the disc golf course can be delayed until the final course layout is confirmed.

### Food Truck Area

The food truck area shown on the plan is located off of the existing park access. This area can be designated as food truck parking prior to the construction of other park improvements. The area can be used by food trucks during gatherings and events, and temporary tents or structures can be placed in the park as needed.

## UNDERGROUND SERVICES

In addition to the proposed surface improvements shown on the Main Street plan, underground servicing upgrades will be required as part of the road construction. The following section summarizes the findings of a high-level servicing review and outlines recommended next steps.

It is assumed that the drainage system will need complete replacement as a result of the road redesign and reconfiguration. The outfall into the inlet will likely need an upgrade, the “catch basins” will need to be relocated and the depth and capacity of the system should be reviewed in the next stage of the design. Lastly, the drainage plan should take into consideration the drainage needs of the park to the north to ensure that the outlet near the future library site has an outlet and is able to properly drain the sewers from the north end of Main St (current inlet is near the Village Office and Fire Hall).

Apart from the sanitary sewer mains located north of Collison Avenue and in the intersections, the buildings along Main Street are serviced from the lanes. The condition of the sanitary system is generally unknown and a condition assessment should be carried out to confirm if replacement is required prior to completing the surface works. It was noted that one service lateral had failed and these should be reviewed as part of the condition assessment as replacement can be disruptive to the surface improvements works.

There is a shallow bury fibre optics line behind the east sidewalk on the block north of Collison Avenue. This will likely be impacted by the sidewalk improvements in this area.

The street lighting is planned to be relocated from the centre median to the sidewalk boulevards. A street lighting plan should be completed with the preliminary design.

We understand there to be contaminated soils in the area which may impact the excavation and disposal of soils on the site. This should be further reviewed to ensure that the estimated project costs are properly reflective of the effort required for any remediation activities. This is particularly important for the proposed inversion of the road crown and installation of a bioswale between the pier and Harrison Avenue. Lastly, the permeable drainage infrastructure (ie. bioswale, tree wells, etc.) may need to be designed as “closed” detention systems to prevent infiltration and contamination of rainwater. Detailed review of this was not within the scope of our study.



Figure 13: Existing Streetlight configuration



## FUNDING OPPORTUNITIES

The vision, guiding principles, and concepts outlined in this plan position the Village to attract grant funding to implement the plan elements. The table below outlines potential funding streams that may be accessed by the Village to support the implementation plan.

	Provider	Eligible and Relevant Projects	Potential Funding	Program Information
Community Works Fund	Union of BC Municipalities	Local roads Wastewater infrastructure Recreational infrastructure Cultural infrastructure Tourism infrastructure	Delivered annually through direct allocation	<a href="https://www.ubcm.ca/funding-programs/canada-community-building-fund/community-works-fund">https://www.ubcm.ca/funding-programs/canada-community-building-fund/community-works-fund</a>
Investing in Canada Infrastructure Program: COVID-19 Community Resilience	Government of Canada	Active transportation infrastructure (parks, trails, bridges, multi-use paths)	Up to 80%	<a href="https://www.infrastructure.gc.ca/plan/icp-pic-INFC-eng.html#1">https://www.infrastructure.gc.ca/plan/icp-pic-INFC-eng.html#1</a>
Strategic Priorities Fund	Union of BC Municipalities (UBCM)	The Strategic Priorities Fund is an application based program available to local governments and other recipients outside of the Metro Vancouver Regional District to support infrastructure and capacity building projects that are either large in scale, regional in impact or innovative, and align with the program objectives of productivity and economic growth, a clean environment and strong cities and communities.	Up to 100% of net eligible costs of approved projects up to a maximum federal Canada Community-Building Fund contribution of \$6 million.	<a href="https://www.ubcm.ca/funding-programs/canada-community-building-fund/strategic-priorities-fund">https://www.ubcm.ca/funding-programs/canada-community-building-fund/strategic-priorities-fund</a>