

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

09-0037R

RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH MXD DEVELOPMENT STRATEGISTS LTD OF RICHMOND, BRITISH COLUMBIA, CANADA, FOR PROFESSIONAL SERVICES RELATING TO THE DEVELOPMENT OF A MARKET STUDY IN AN AMOUNT NOT TO EXCEED \$25,000.

CITY PROPOSAL:

RESOLVED, that:

(a) The proper city officers are hereby authorized to execute an agreement with MXD Development Strategists LTD, of Richmond, British Columbia, Canada, for professional services relating to the development of a market study for the Central Entrance - Miller Hill area, payment not to exceed \$25,000, payable from Fund 110, Agency 130, Organization 1301, Object 5319; and

(b) The city council, at its June 26, 2006, meeting, adopted the comprehensive land use plan; and

(c) The city desires to implement the comprehensive land use plan, which recognized that there were areas of the city where uncertainty about market conditions, ownership patterns or infrastructural capacity was particularly high and that those areas would require additional study to guide possible modifications to the future land use map; and

(d) Central Entrance was one of the areas identified for additional study; and

(e) The Miller Hill business district, anchored by the Miller Hill Mall, is the largest commercial area in the city and a regional retail destination; and

(f) Current changes and improvements to Miller Trunk Highway will result in new traffic patterns and changes to existing land uses in the mall area and the city needs to determine if any new areas that have opened up for development, as well as any changes in market conditions, would require modifications to the future land use map; and

(g) The city put forth a request for proposals for professional services to conduct a market study of the Central Entrance - Miller Hill area; and

(h) The city received proposals from eleven consultants, all of which

were reviewed and ranked by city planning staff; and

(i) The three proposals receiving the highest ranking were interviewed by city planning staff who then unanimously recommended MXD Development Strategists LTD due to their extensive experience developing market studies; and

(j) MXD Development Strategists LTD of Richmond, British Columbia, Canada, has represented that it is qualified and willing to perform the services set forth in its proposal to conduct a market study for the Central Entrance - Miller Hill area as stated in a contract described in Public Document No. _____; and

(k) Wherein, upon the completion of the market study, the city will complete the small area plan for the Central Entrance - Miller Hill area.

Approved:

Approved for presentation to council:

Department Director

Chief Administrative Officer

Approved as to form:

Approved:

Attorney

Auditor

PLNG CP:cm 1/2/2009

STATEMENT OF PURPOSE: This resolution authorizes the proper city officials to execute an agreement with MXD Development Strategists LTD of Richmond, British Columbia, Canada, for professional services in the development of a market study for the Central Entrance - Miller Hill area, in an amount not to exceed \$25,000, payable from Fund 110, Agency 130, Organization 1301, Object 5319.