Staff Report to Council

Engineering & Operations – Engineering Division

FILE: 01-0450-01/26

REPORT DATE:	November 02, 2026	**MEETING DATE:**	November 24, 2026
TO:	Mayor and Council		
FROM:	Samantha Maki, Director of Engineering and Operations		
SUBJECT:	**2027 Draft Business Plan - Engineering Division**		

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL: M. Roberts / November 10, 2026

RECOMMENDATION(S):

THAT Council:

A. Receive for information the Engineering Division 2027 Draft Business Plan and Staff Report as presented at the November 24, 2026 Council Meeting; OR

B. Other.

PURPOSE

To present the 2027 Draft Business Plan for the Engineering Division.

☒ Information Report ☐ Decision Report ☐ Direction Report

DISCUSSION

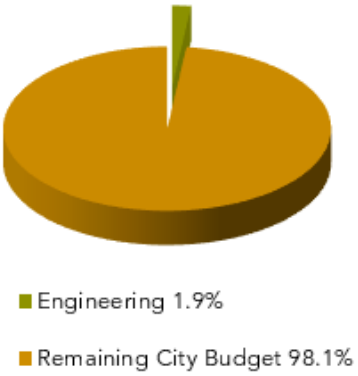
DIVISION OVERVIEW

The Engineering division plans and manages the replacement and/or rehabilitation of essential municipal infrastructure, like roads, bridges, active transportation network, water mains and sewers. The division also provides municipal services, such as the review and facilitation of soil permits, traffic calming and engineering aspects (storm water management, erosion and sediment control, and traffic) of development permit applications.

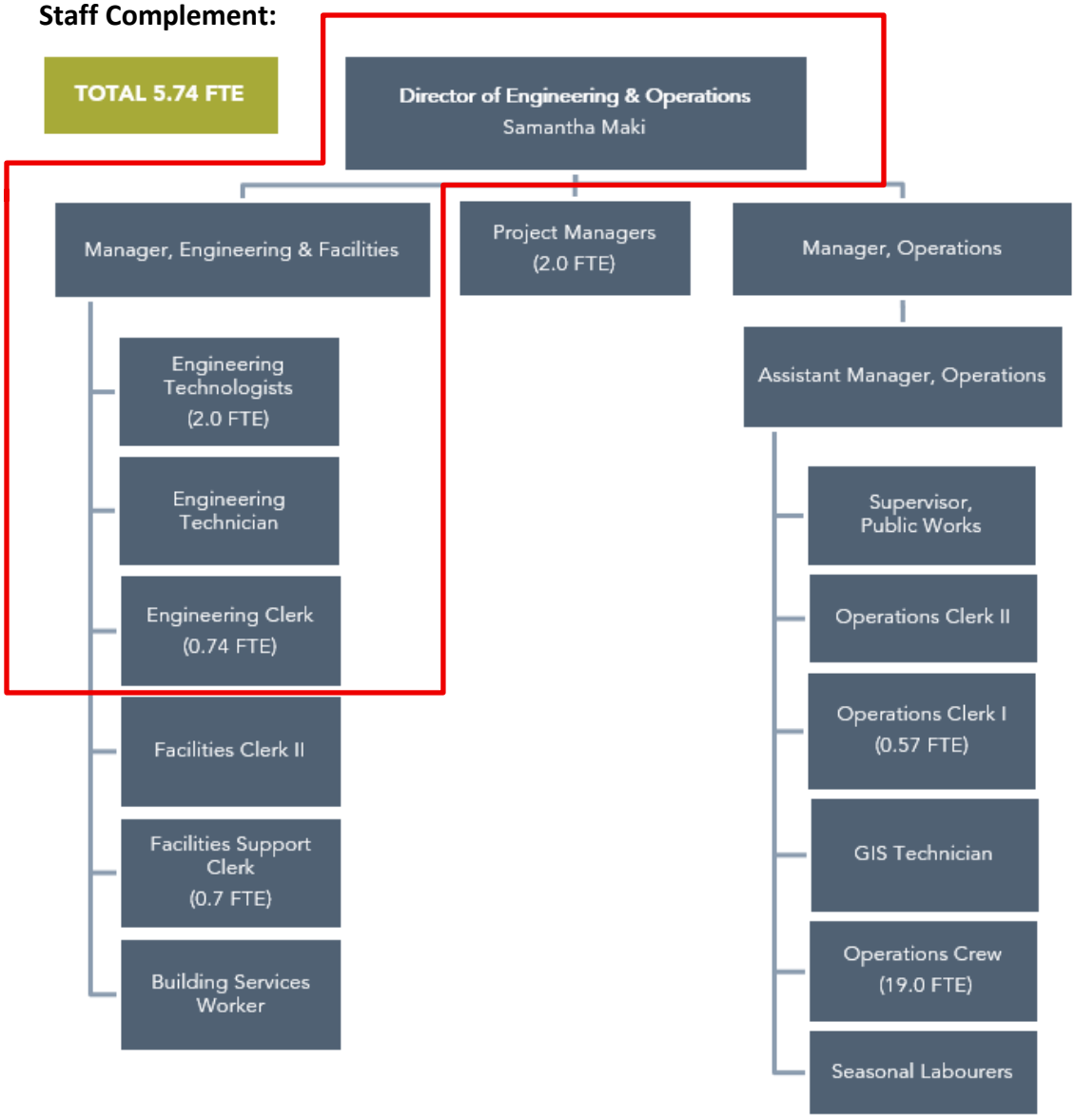
Operating Budget: $737,500

Capital Budget: $14,848,700

% Share of overall City Budget: 1.9%



Staff Complement:



Forecasted Position Adjustments

None.

Key Performance Measures

The following table highlights key divisional statistics:

Performance Measure *Infrastructure and Public Safety - Regulatory*	**2025 Actual**	**2026 YTD**	**2027 Forecast**
Service Disconnect Permits	4	6	7
Water Connection Permits	9	8	11
Highway User Permits	46	55	60
Soil Permits	5	18	20
Culvert Permits	3	4	5
Servicing Agreements	5	7	8

Deferred Projects

As a result of priorities that emerged throughout the year, the following 2026 business plan initiatives were deferred:

- **OLD DEWDNEY TRUNK/ 203RD INTERSECTION.** Ongoing coordination with Maple Ridge for review and targeted short-term improvements.

2026 Achievements (Top 3)

- **ACTIVE TRANSPORTATION GRANTS.** Successfully secured approximately $1.58 million in external funding through 12 active transportation grant applications, supporting improvements to active transportation infrastructure throughout the City. More than half of the successful applications received between 75% and 100% funding, significantly reducing the City's financial contribution while advancing key active transportation initiatives. [*Infrastructure – Transportation]*

- **SOIL BYLAW IMPLEMENTATION.** Following the adoption of the updated Soil Bylaw in late 2025, staff successfully implemented a more streamlined and user-friendly permitting process in 2026. The updated bylaw introduced clearer application requirements and more efficient administrative processes, improving the overall permitting experience for applicants while maintaining appropriate regulatory oversight. These improvements have contributed to an increase in permit activity and associated compliance. [*Principled Governance – Community Voice]*

- **ACTIVE TRANSPORTATION INITIATIVES.** Advanced several active transportation and road safety initiatives, including the installation of a new Rectangular Rapid Flashing Beacon (RRFB) and crosswalk improvements at Ford Road and 191B Street, as well as Ford Road and 190A Street. Worked collaboratively with the community to identify accessibility needs and initiated the first phase of targeted accessibility upgrades along priority routes

within the City's pedestrian network. Expanded youth cycling safety education through the continuation of elementary school cycling programs, rotating between schools annually, and the introduction of a Bike Rodeo delivered by HUB Cycling. The event provided children aged 5–12 with hands-on cycling skills training and education on fundamental road safety principles. [*Infrastructure – Transportation]*

Key Challenges for 2027

- **AGING INFRASTRUCTURE.** The City's aging infrastructure continues to present significant challenges, with assets deteriorating faster than the current rate of renewal and replacement. Rising construction and material costs are placing additional pressure on available funding, making it increasingly challenging to address infrastructure maintenance, rehabilitation, and replacement needs. The City continues to advance its asset management practices, including updates to asset condition data, replacement values, and lifecycle cost estimates to support long-term infrastructure planning and prioritization.

- **PUBLIC CONCERNS AND INQUIRIES.** Providing responsive and effective customer service remains a priority for the City. Responding to public inquiries, concerns, and service requests represents a significant component of staff workloads. While these activities are not fully reflected in the annual work plan, they require considerable staff time and can impact the capacity to advance planned projects and strategic initiatives.

Key Initiatives 2027

Strategic Priority	Initiative
Infrastructure – Investments	**2027 CAPITAL WORKS – ROADWORKS** **Design of Various Paving and Road Improvement Projects** • **Fraser Way Dike (DCCMJT20)** – Continuation of the multi-year project, including design for raising the dike, road repaving, addition of a multi-use path, and extension of the road to the east. • **Bonson Road** – Design of improvements from Hammond Road to Bruce Drive, including a pedestrian crossing upgrade at Pitt Meadows Athletic Park. • **118B Avenue, 119A Street, 190 Street and 190A Street** • **McDonald Road, Patrick Road and McQuarrie Road** • **Rannie Road** – Continued road design and confirmation of the drainage scope of work, with input from q̓icəy (Katzie) First Nation. Grant funding opportunities will continue to be explored for future construction. • **Neaves Road** – Design of vehicle lanes and bicycle lanes from McNeil Road to the North Alouette Bridge, including

Strategic Priority	Initiative
	consultation with Metro Vancouver regarding its long-term plans. Construction timing to be determined. • **Old Dewdney Trunk Road / 203 Street Intersection** – Design of targeted short-term intersection improvements in collaboration with the City of Maple Ridge. **Construction of Roadworks** • **Harris Road** – Hammond Road to Ford Road. • **Harris Road / Hammond Road Intersection** – Intersection upgrades, including protected bicycle infrastructure. • **Hammond Road** – Blakely Road to Bonson Road. • **Hammond Road / Blakely Road Intersection** – Intersection upgrades, including protected bicycle infrastructure and left-turn lanes. • **McNeil Road** – East of 200 Street to east of Sheridan Drive. • **Old Dewdney Trunk Road** – Lougheed Highway to Rippington Road.
Infrastructure – Investments	**2027 CAPITAL WORKS – WATER** Replacement of aging City asbestos-cement (AC) water mains and localized water service connections. **Construction:** • **Patrick Road, Fenton Road and Richardson Road** **Design for Future Construction** Design of water main replacements and associated service connections for the following locations, with construction anticipated in 2028: • **191B Street** – 122 Avenue to Ford Road. • **194A Street** – Park Road to Cusick Road. • **Connecting Road west of McKechnie Road.** • **McTavish Road.**
Infrastructure – Investments	**2027 CAPITAL WORKS – SEWER** • **Mitchell Sanitary Sewer Main Upgrade** – Design of sanitary sewer main upgrades for future construction. • **Blakely Sanitary Sewer Main Upgrade** – Design and construction of sanitary sewer main upgrades.
Infrastructure – Active Transportation	**ACTIVE TRANSPORTATION** Prioritization and implementation of recommendations from the Active Transportation Plan, including: **Infrastructure Improvements and Design** • **Harris Road Multi-Use Path** – Ongoing design and implementation of a multi-use path connection between

Strategic Priority	Initiative
	Airport Trail and Parkside Trail, including an upgraded crossing at Fieldstone Walk (Grant funded) • **Civic Centre** – Pedestrian crossing improvements, intersection upgrades, and removal of the vehicle lane through Spirit Square. (Partially grant funded) • **Airport Trail / Baynes Road** – Pedestrian and cycling crossing improvements. (Partially grant funded) • **Hammond Road to Ford Road Protected Bike Lanes** – Pursue grant funding for a rapid-implementation pilot project for protected bicycle lanes. Construction timing will be dependent on successful grant funding. • **Neighbourhood Bikeway** – Design of a neighbourhood bikeway connecting the Civic Centre and Pitt Meadows Elementary to Airport Trail. **School and Traffic Safety** • **Davie Jones Elementary** – Review the school zone, loading zones, safe routes to school, and associated signage, with upgrades implemented as required. • **Pitt Meadows Elementary** – Review safe routes to school signage, assess pedestrian crossings along school routes, and upgrade school zone signage as required. • **Harris Road / Ford Road** – Operational traffic safety review. (Partially grant funded) **Education and Community Safety** Continue education and awareness initiatives related to active transportation and road safety, including e-scooters and e-bikes. **Parking Signage** • Implement targeted parking signage upgrades to replace aging and deteriorating yellow curb markings.
Balanced Economic Prosperity – Business Vitality	**FIRE TRAINING GROUNDS – GEOTECH ASSESSMENT.** Complete the assessment of the fire training grounds site to determine geotechnical conditions and considerations for potential future temporary and long-term use.
Infrastructure – Investment; Public Safety – Regulatory	**VARIOUS POLICY AND BYLAW REVIEWS.** • Floodplain Designation and Construction Control Bylaw – Complete the review and update the associated elevations in alignment with updated drainage model; and • Subdivision and Development Servicing Bylaw – Interdepartmental review and revisions.

Strategic Priority	Initiative
	• Highway and Traffic Bylaw- updates to fees and some housekeeping amendments
Principled Governance – Fiscal Stewardship and Accountability; Corporate Pride – Service Excellence	**OPERATIONAL REVIEWS FOR EFFICIENCIES AND PRODUCTIVITY IMPROVEMENTS.** • Ongoing refinement of development application process, updated webpage and establishment of guidance documents to aid developers and qualified professionals.

PROPOSED OPERATING BUDGET

	2026 Adopted Budget	2027 Proposed Budget	Proposed Changes for 2027		2028 Proposed Budget	2029 Proposed Budget	2030 Proposed Budget	2031 Proposed Budget
Revenue	$ (19,300)	$ (21,500)	$ (2,200)	-11.4%	$ (23,600)	$ (25,700)	$ (26,800)	$ (28,900)
Expenses								
Engineering	718,800	759,000	40,200	5.6%	788,600	817,400	845,200	874,300
	718,800	759,000	40,200	5.6%	788,600	817,400	845,200	874,300
Net Operating Expenses	**$ 699,500**	**$ 737,500**	**$ 38,000**	**5.4%**	**$ 765,000**	**$ 791,700**	**$ 818,400**	**$ 845,400**
Key Budget Changes for 2027:								
Revenue			(2,200)					
Salary and Benefits			39,700					
Other			500					
Change in Net Operating Expenses			**$ 38,000**					

PROPOSED CAPITAL BUDGET

GL Category	Project	2027	2028	2029	2030	2031	Total
DV301 - ENGINEERING							
8300 - TRANSPORTATION CAPITAL							
	060005 - NEAVES ROAD	$ 1,200,000	$ -	$ -	$ -	$ -	$ 1,200,000
	080012 - ACTIVE TRANSPORTATION & TRAFFIC CALMING	$ 160,000	$ 160,000	$ 160,000	$ 160,000	$ 160,000	$ 800,000
	120018 - PAVEMENT MANAGEMENT PLAN	$ -	$ 75,000	$ -	$ -	$ -	$ 75,000
	180008 - OLD DEWDNEY TRUNK ROAD - REPAVE	$ 3,440,000	$ -	$ -	$ -	$ -	$ 3,440,000
	180039 - MIDDLETON RD REPAVE	$ -	$ -	$ -	$ 30,000	$ 385,000	$ 415,000
	180041 - PARK RD REPAVE	$ -	$ -	$ -	$ 50,000	$ 515,000	$ 565,000
	180042 - HARRIS RD PAVING	$ 960,000	$ 970,000	$ -	$ 1,153,000	$ -	$ 3,083,000
	180044 - HARRIS RD BETWEEN 2 DEWDNEYS	$ -	$ 250,000	$ -	$ -	$ -	$ 250,000
	190039 - DCC MJT20 - FRASER DIKE RD EXT, MUP & DIKE UPGRADE	$ 2,696,200	$ 500,000	$ -	$ -	$ -	$ 3,196,200
	190096 - FORD RD PAVEMENT REHAB	$ -	$ -	$ -	$ 40,000	$ 430,000	$ 470,000
	190098 - SOMMERSET DR (BONSON TO PARK)	$ -	$ -	$ -	$ 20,000	$ 675,000	$ 695,000
	190099 - MCMYN ROAD (191 TO HARRIS)	$ -	$ -	$ 155,000	$ -	$ -	$ 155,000
	190100 - MCNEIL S-CURVE PAVEMENT REHAB	$ 655,000	$ -	$ -	$ -	$ -	$ 655,000
	190102 - DCC MJT6 THRU MJT18 GEBP ROAD IMP.	$ -	$ -	$ -	$ -	$ 2,931,500	$ 2,931,500
	190104 - DCC MNT3 - NEIGHBOURHOOD BIKEWAYS	$ -	$ -	$ -	$ 800,000	$ -	$ 800,000
	190107 - DCC MNT9 - 190A SIDEWALK FORD TO 119B	$ -	$ -	$ -	$ 210,000	$ -	$ 210,000
	200010 - WOOLDRIDGE PAVEMENT REHAB	$ -	$ -	$ -	$ 1,130,000	$ -	$ 1,130,000
	200036 - UPDATED TRANSPORTATION & AT MASTER PLANS	$ -	$ 60,000	$ -	$ -	$ -	$ 60,000
	220001 - REPAVE 124TH, 192A AND PARK RD	$ -	$ 15,000	$ 145,000	$ -	$ -	$ 160,000
	220002 - HAMMOND RD - BLAKELY TO WILDWOOD	$ 520,000	$ -	$ -	$ -	$ -	$ 520,000
	220003 - BONSON RD - HAMMOND TO WILDWOOD	$ -	$ -	$ 125,000	$ 770,000	$ -	$ 895,000
	220004 - BONSON RD - WILDWOOD TO BRUCE DR	$ 47,400	$ -	$ 50,000	$ 600,000	$ -	$ 697,400
	220005 - 193RD ST- 122A TO 119 AVE	$ -	$ 20,000	$ 215,000	$ -	$ -	$ 235,000
	220006 - BONSON RD & FRASER WAY (EAST)	$ -	$ 15,000	$ 125,000	$ -	$ -	$ 140,000
	220007 - FRASER WAY - ROUNDABOUT + WEST	$ -	$ 28,000	$ 275,000	$ -	$ -	$ 303,000
	220008 - FORD RD DETOUR REPAVE	$ -	$ -	$ -	$ -	$ 810,000	$ 810,000
	220043 - DCC MNT8 - BONSON RD SIDEWALK INSTALLATION - WEST SIDE	$ -	$ -	$ -	$ -	$ 270,000	$ 270,000
	240006 - KENNEDY RD	$ -	$ 48,000	$ 485,000	$ -	$ -	$ 533,000
	240007 - 118B AVE, 119A ST, 190 ST, 190A ST	$ 30,000	$ 170,000	$ -	$ -	$ -	$ 200,000
	240014 - 122A AVE, 189A ST, 192B ST	$ -	$ 14,000	$ 136,000	$ -	$ -	$ 150,000
	240017 - PARKING STRATEGY	$ -	$ 40,000	$ -	$ -	$ -	$ 40,000
	250023 - DCC MJT01 - ACTIVE TRANSPORTATION CORRIDOR IMPROVEMENTS	$ 500,000	$ 500,000	$ -	$ 280,000	$ 280,000	$ 1,560,000
	250024 - DCC MJT19 - OLD DEWDNEY TRUNK RD - CORRIDOR	$ -	$ -	$ -	$ -	$ 350,000	$ 350,000
	250025 - DCC MNT7 - FORD RD MUP	$ -	$ -	$ -	$ -	$ 40,000	$ 40,000
	270014 - MCDONALD RD REPAVE	$ 33,000	$ 280,000	$ -	$ -	$ -	$ 313,000
	270015 - PATRICK RD REPAVE	$ 20,000	$ 195,000	$ -	$ -	$ -	$ 215,000
	270016 - MCQUARRIE RD REPAVE	$ 40,000	$ 700,000	$ -	$ -	$ -	$ 740,000
	270019 - ADVENT PAVING	$ -	$ -	$ 20,000	$ 185,000	$ -	$ 205,000
	990020 - HALE RD CRANBERRY TO DIKE	$ -	$ -	$ -	$ 790,000	$ -	$ 790,000
8300 - TRANSPORTATION CAPITAL Total		$ 10,301,600	$ 4,040,000	$ 1,891,000	$ 6,218,000	$ 6,846,500	$ 29,297,100

GL Category	Project	2027	2028	2029	2030	2031	Total
8410 - WATER CAPITAL							
	190045 - DCC W4 FRASER DIKE RD MAIN EXT	$ -	$ -	$ 762,000	$ -	$ -	$ 762,000
	190109 - AC REP. - 191B (122 AVE TO FORD RD)	$ 25,000	$ 240,000	$ -	$ -	$ -	$ 265,000
	190110 - AC REP. - 194A ST (PARK TO CUSICK)	$ 15,000	$ 152,000	$ -	$ -	$ -	$ 167,000
	190112 - AC REP. - PATRICK ROAD	$ 470,000	$ -	$ -	$ -	$ -	$ 470,000
	190113 - AC REP. - FENTON ROAD	$ 990,000	$ -	$ -	$ -	$ -	$ 990,000
	190114 - AC REP. - CONNECTING ROAD (WEST OF MCKECHNIE)	$ 35,000	$ 515,000	$ -	$ -	$ -	$ 550,000
	190115 - AC REP. - MCTAVISH ROAD	$ 35,000	$ 984,000	$ -	$ -	$ -	$ 1,019,000
	190116 - AC REP. - RICHARDSON ROAD	$ 840,000	$ -	$ -	$ -	$ -	$ 840,000
	220010 - AC REP. HALE RD	$ -	$ 30,000	$ 1,600,000	$ -	$ -	$ 1,630,000
8410 - WATER CAPITAL Total		$ 2,410,000	$ 1,921,000	$ 2,362,000	$ -	$ -	$ 6,693,000
8430 - SEWER CAPITAL							
	160016 - DCC S2 N LOUGHEED LIFT STN RPLCMNT	$ -	$ -	$ -	$ -	$ 1,200,000	$ 1,200,000
	270007 - BLAKELY SANITARY SEWER MAIN UPGRADE	$ 1,778,000	$ -	$ -	$ -	$ -	$ 1,778,000
	270008 - MITCHELL SANITARY SEWER MAIN UPGRADE	$ 359,100	$ 2,034,900	$ -	$ -	$ -	$ 2,394,000
8430 - SEWER CAPITAL Total		$ 2,137,100	$ 2,034,900	$ -	$ -	$ 1,200,000	$ 5,372,000
8453 - DRAINAGE AREA #3 CAPITAL							
	190085 - DCC D4 - HARRIS STORM	$ -	$ -	$ 306,400	$ -	$ -	$ 306,400
	270010 - URBAN DRAINAGE IMPROVEMENTS	$ -	$ 150,000	$ -	$ 150,000	$ -	$ 300,000
8453 - DRAINAGE AREA #3 CAPITAL Total		$ -	$ 150,000	$ 306,400	$ 150,000	$ -	$ 606,400
DV301 - ENGINEERING Total		$ 14,848,700	$ 8,145,900	$ 4,559,400	$ 6,368,000	$ 8,046,500	$ 41,968,500

DECISION PACKAGE(S)

None.

PUBLIC PARTICIPATION

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:	**Reviewed by:**
Ashley Seed, Manager of Engineering and Facilities	Samantha Maki, Director of Engineering and Operations

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ATTACHMENT(S):

None.