
CITY OF KELOWNA

MEMORANDUM

Date: March 29, 2001
File No.: 5340-09-22A
To: City Manager
From: Wastewater Manager
Subject: Gerstmar Sewer Specified Area No. 22A

RECOMMENDATION :

THAT the City of Kelowna initiate a Sewer Specified Area project pursuant to Section 646 of the Local Government Act, for the area shown on the attached map, which indicates the proposed service area of 19 properties on Gerstmar Road, from Hollydell Road to Graham Road;

AND THAT Council direct staff to take the necessary steps of advising and involving the affected property owners as required by the Local Government Act.

BACKGROUND :

Last year, a representative of a Church contacted the City Wastewater Department to assist them in getting a sewer system installed along Gerstmar Road to service a property they owned on Gerstmar Rd. The property has a single family home on it, but they intend to redevelop it with a Church. As a result of this, staff conducted a pre-design assessment of the project and determined the best pipe routes and the total estimated construction cost to install a sewer system to service all the properties indicated on the attached map.

The Church representative took the information we provided to them, and canvassed the neighbourhood to determine the level of interest in having sewer installed through a Specified Area process. 19 property owners were surveyed, and 14 of the owners wished to proceed with the sewer installation. One Owner called later and asked to participate, bringing the total to 15 Owners, representing about 79% of the properties in the affected area being in favour of a sewer project. On the basis of this majority of the property owners in the area that are in favour of proceeding with the sewer installation project, we recommended that Council initiate a Sewer Specified Area project for the Gerstmar Road area.

The area proposed to be serviced consists of 17 single-family homes, 1 duplex and one existing Church. The estimated cost of installing the sewer main and services on this section of Gerstmar Rd. is \$134,000 and the costs are proposed to be apportioned by Equivalent Dwelling Units (EDU's) with each single-family home as 1 EDU, the duplex units as 0.7 EDU each and the existing Church as 1.3 EDU's.

Based on the established Sewer Service Area charge, the one-time payment (cash commutation) is \$6,800 per parcel, and if the owner chooses to pay over a 20-year period, the estimated annual payment is approximately \$712.

After the bylaw has been given initial consideration, all the property owners will be sent a letter notifying them of the proposed local improvement, the terms of payment and of the opportunity to submit a counter-petition to oppose the project. In addition, an advertisement in the newspaper will be posted, and another meeting will be hosted. If the majority of the property owners are in favour of the project, and do not submit counter-petitions, we anticipate proceeding with the Design and Tendering to allow Construction to start late this summer.

W.J. Berry, P.Eng.
Wastewater Manager

John Vos
Director of Works & Utilities

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attachment