
CITY OF KELOWNA
MEMORANDUM

Date: November 12, 2003
File No.: 5340-09-28A
To: City Manager
From: Wastewater Manager
Subject: **Okaview Sewer Specified Area No. 28A.**

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;

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;

AND FURTHER THAT Council authorize the payment of all the funds collected from the Service Area Reserve Account No. 995-73*-FU580-R885 (Service Area 28) to assist in the costs of the Okaview Sewer Specified Area project.

BACKGROUND:

Since the Okanagan Mountain Park fire destroyed many of the homes in the Okaview area, City staff have been working with property owners to develop a potential Spec Area boundary that would service as many burned homes as possible as well as involving as few "unburned" homes as possible. It was determined that the estimated cost to service the 191 homes in the boundary proposed at that time was approximately \$2.4 Million. When the costs were apportioned to the benefiting properties, the resulting cost was \$12,500 per home.

To help the neighbourhood facilitate an "Owner initiated" petition, City staff prepared a formal petition suitable to allow Council to initiate a Spec Area bylaw if an adequate number of owners signed it. Okaview residents have expressed their views, both for and against the proposed project, but we remained with only slightly over half of the affected property owners having signed the formal petition in support of the project under the financial terms that we had been able to provide at that time. The primary concerns were that the project was being rushed to facilitate a sewer project for those owners who had to rebuild their homes, and the costs were high because there was no Federal or Provincial assistance money at that time.

The City submitted a special application for a Federal/Provincial Infrastructure Grant to assist in the costs of installing sewer in the Okaview area. As well, the Mayor and Council worked diligently with Provincial and Federal politicians to convince them of the special circumstances of this application. On Monday November 10th, it was announced that the Okaview area was awarded approximately \$1.5 Million for the proposed Sewer project.

The original Spec Area was sized to include as many burned homes as we could reasonably include without involving any more “unburned” homes than possible. This was to allow us to react quickly and since there was no grant at the time, we didn’t want to be too aggressive with the project. The Specified Area proposed at this time has been expanded somewhat from what was initially proposed because the Infrastructure Grant has changed the financial impact which now allows us to provide service to some of the burned homes that were left out of the original area. In addition, with the expanded boundary, a temporary section of sewer through a steep walkway can be eliminated. We believe it is much more likely that the project will be supported by a majority of the owners of “unburned” homes in the area since sewer was already proposed for the area in the next few years and the Spec Area cost is much more attractive due to the Grant.

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 information meeting will be arranged. Staff will host a meeting in the immediate future and all affected property owners will be invited to attend. The meeting will allow staff the opportunity to present the revised project to the affected Owners and outline the potential costs and timing if the project proceeds. If the majority of the property owners are in favour of the project and do not submit counter-petitions, we anticipate proceeding with Tendering in the near future, perhaps in various sections, to allow Construction to start as soon as possible.

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

John Vos
Director of Works & Utilities

wjb/ms

attachment