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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** March 10, 2004  
**File No.:** 5340-09-20

**To:** City Manager

**From:** Wastewater Manager

**Subject:** Addition No. 1 to Sewer Spec Area No. 20 (North Rutland)

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### **RECOMMENDATION :**

THAT the City of Kelowna initiate the enlargement of Local Service Area (Sewer Specified Area) No. 20 (North Rutland) so as to include those properties identified on FIGURE 1 as attached to the report of the Wastewater Manager dated March 10, 2004;

AND THAT Council direct staff to take the necessary steps to advise and involve the affected property owners as required by the *Community Charter*;

AND THAT Bylaw No. 9196, being Amendment No. 1 to Sewer Specified Area No. 20 Bylaw No. 8929 (North Rutland) be advanced for reading consideration;

AND THAT Bylaw No. 9197, being Amendment No. 13 to Sewer Connection Charge Bylaw No. 8469 be advanced for reading consideration.

### **BACKGROUND :**

Late in 2002 City Council initiated the large Sewer Specified Area No. 20 (North Rutland) and after carrying out a series of public information initiatives involving the participating property owners, the project was overwhelmingly supported by those owners. Construction commenced in 2003 with the first two phases (Zone A & Zone B) being completed. The remaining two phases of the Spec Area are scheduled for construction starting in the very near future.

After recently reviewing our latest end-cost projections for the Sewer Specified Area No. 20 we have come to the conclusion that there is an opportunity to expand the boundaries of the present Spec Area and provide sewer service to a significant number of additional properties. The Wastewater Division developed cost estimates for a number of expansion options, and we now believe that we can add the area shown in blue on the attached Map (Schedule 1 -Zone E) and still end up at the completion of the project with costs equal to, or less, for each Property Owner than what they had voted to accept (\$6,940/SFE).

The Zone E addition creates the need for an amendment to our SFE conversion in the Spec Area, because Zone E contains some fairly large multi-family buildings that have, surprisingly,

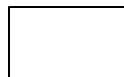
lasted this long without sewer service. Because the buildings contain so many units and they do not have a property frontage that causes a proportional increase in the amount of sewer main required, we see a need to develop a new SFE conversion for medium/high density buildings. We have determined that 0.50 SFE's per apartment unit would be a reasonable conversion, or conversely, 2 apartments would be equal to one house.

Wastewater Utility staff, along with representatives from Finance, the City Clerk's office and Interior Health hosted a Public Meeting for all the Zone E owners on March 4<sup>th</sup>. We explained the projected costs (same as Spec Area 20), the process and the anticipated time-lines. Approximately 200 people attended and it appeared that the majority of those people were in favour of proceeding with the sewer work.

Following the initial reading of the Local Service Area expansion bylaw, all the affected property owners will be sent a letter notifying them of our intent to initiate the proposed Sewer project, and invite them to a second Public Meeting. In addition, multiple newspaper ads will be published. At the Open House meeting, which is anticipated in the 1<sup>st</sup> week of April, staff will further outline the process and timelines that we intend to follow, and we will explain the terms of payment. There are approximately 2160 Equivalent Dwelling Units (EDU's) in the original boundaries of the Specified Area, and the total cost of the project was estimated at approximately \$15,950,000. Zone E would add 320 'Single Family Equivalents' and approximately \$2.2 Million in costs to the existing Spec Area 20 which will be recovered from the additional contributing property owners. We are targeting construction of the sewers for Zone E to occur this year.

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



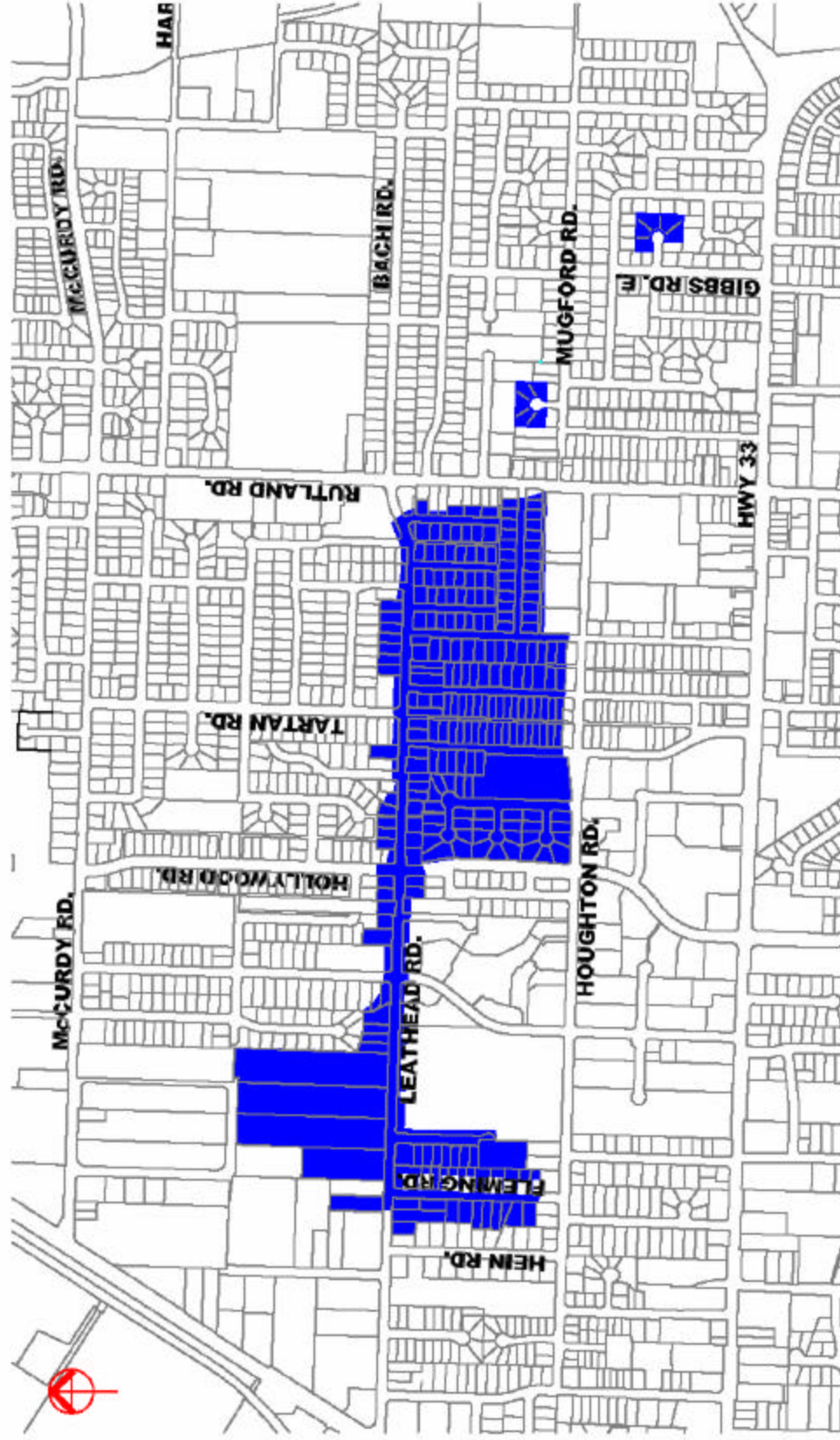
John Vos  
Director of Works & Utilities

WJB/

attachment

cc     City Clerk  
       Revenue Manager  
       CAD Technician

**FIGURE 1: PROPOSED NORTH RUTLAND  
SEWER SPECIFIED AREA #20 ZONE E**



**PROPOSED ADDITION**