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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** February 6, 2007  
**File No.:** 5340-09-36

**To:** City Manager

**From:** Wastewater Manager

**Subject:** Clifton Road North - Local Area (sewer) Service project No. 36

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### **RECOMMENDATION:**

THAT Council direct staff to prepare a Local Area Service bylaw for the installation of sewer service, pursuant to Section 212 of the Community Charter, for the properties shown on Map A, which indicates the proposed service area on Clifton Road North;

AND THAT Council authorizes the single source award of the Consultant Engineering services and Contract award subject to acceptable fee and work plan proposal;

AND FURTHER THAT the 2007 Financial Plan be amended to include this project.

### **DISCUSSION:**

The Sheerwater Development (on the former Boppart property) was approved some time ago to proceed on the basis of large lots (1 ha. or larger) utilizing septic disposal. During the design and lot layout of the subdivision, the Developer decided to invest in a sewer collection system and lift station to service their property. To provide utility service to his new lots, the Developer will need to install a sewer pump station at the bottom of the Clifton Rd. hill, and also a sewer forcemain (pressure line) and a watermain up Clifton Road from Lochview Rd. to Magic Drive. With the road needing to be severely patched or replaced during this construction, it was determined that this may be a good opportunity to find out if the adjacent property owners were interested in taking advantage of the Development work that is about to commence this spring. The abutting owners would have the option to have the local sewer main installed to service their own properties, in conjunction with the Development work, and this would result in cost savings for them and would avoid the need to cut up the road surface a second time in the future.

The Developer had already engaged a Consulting firm (Bel-MK Engineering Ltd.) to provide the Engineering services for the development work, and Bel-MK was asked to provide a 2007 cost estimate to install the proposed sewer main and services in conjunction with the development work. The additional sewer work was estimated to cost approximately \$498,000. This resulted in an estimated cost per property of \$14,000 or alternatively the LAS participants could make an annual payment of approximately \$1,400 per year for 20 years. The Clifton Road North area was not scheduled for sewer service within 10 years so the area is not on the City priority list for Federal/Provincial Grant assistance. The Owners will be paying the full cost of the sewer installation, less the shared costs with the Developer.

City staff then set out to explain the circumstances to the affected owners and describe the Local Area Service process while outlining the present cost estimates of the work, so a letter

was mailed to all affected property owners and they were invited to attend a meeting on January 10, 2007. There are 34 properties in the proposed Service Area and approximately 40 people attended the meeting. City staff hosted an open house, made a presentation, and then distributed petition forms to allow the owners to discuss the pros & cons amongst themselves and determine if they wanted to proceed with the project. This left the fate of the project in the owners' hands, to submit petitions only if they were interested. To ensure that the petitioning process would not drag on for too long and hamper the Developer from proceeding when he needed to, a deadline to submit the petitions was established as 4:00PM on February 2, 2007. The background information and petition form were published on a "Clifton Road North" page on the City web-site a few days after the public meeting.

The City has received 19 petitions out of 34 properties in favour of proceeding with the proposed Local Area Service project. Therefore, 56% of the owners are in favour. A report and Certificate of Sufficiency from the City Clerks office will verify that the petitions submitted are satisfactory for Council to proceed with this project. A small number of petitions were submitted in opposition to the project, but they were not required or requested.

The Developer is anxious to proceed with his own required works, and as mentioned previously, has engaged a Consulting Engineer and obtained quotes from Contractors. In order to be cost effective and achieve the timelines, if Council approves the Local Area Service project, it will be necessary to single source the engineering services and Construction work. Bel-MK Engineering Ltd. has been engaged by the Developer to provide the Engineering services for the Development work and are in position to move very quickly with the project. They will provide firm prices from their selected Contractor once the LAS sewer work has been designed. City staff will work to ensure that these costs are consistent with the original estimates that the affected property owners based their petitions on, as well as other Local Area (sewer) Service project costs.

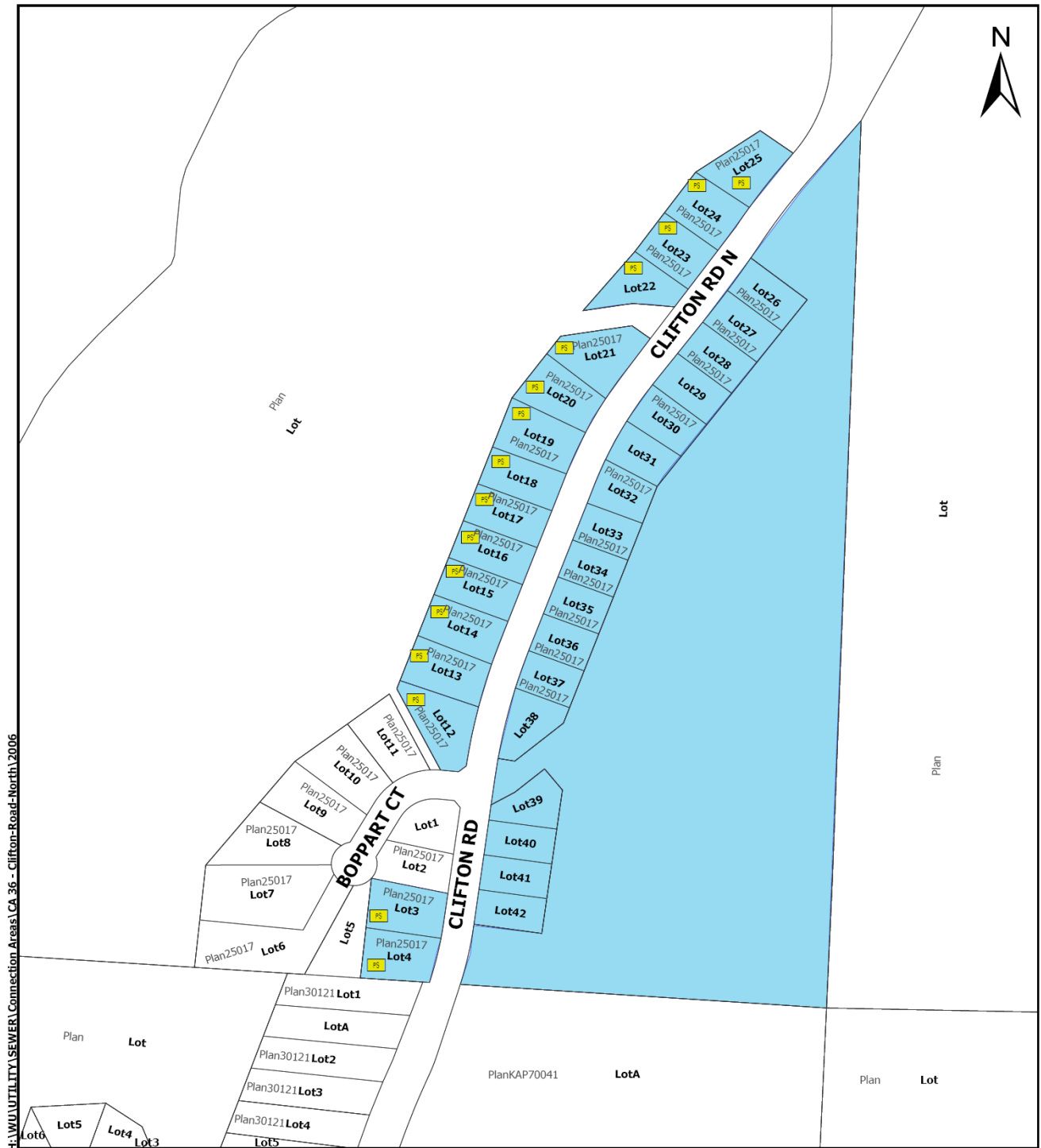
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W.J. Berry, P.Eng.  
Wastewater Manager



Approved for inclusion:  
John Vos, P.Eng  
Director of Works & Utilities

cc. Director of Financial Services  
Development Engineering Manager



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## CLIFTON ROAD NORTH LOCAL AREA (SEWER) SERVICE PROJECT No. 36

### Legend

- Proposed L.A.S. Boundaries
- Properties Requiring Pumps

REV.

SCALE: NTS

## MAP A



DATE: Dec./2006