
CITY OF KELOWNA

MEMORANDUM

Date: February 12, 2008
File No.: 0760-20 (cross reference to Z01-1059)
To: City Manager
From: Civic Properties Manager
Subject: Cedar Creek Community Centre Rezoning Costs: Sanitary Service

RECOMMENDATION:

THAT Council approve funding of \$37,500 from General Reserves to the Cedar Creek Community Centre Washroom Installation and Upgrade Project (10-220-C5131) to design and install a sanitary service to the building and meet the requirements of the rezoning application.

AND THAT the 2008 Financial Plan be amended to provide for this expenditure.

BACKGROUND:

An application was made in 2001 to rezone 5160 Chute Lake Road (Lot 9, Plan 24416, Sec. 24, Twp. 28 ODYD) from P4 (utilities) to P2 (educational and minor institutional) when the Fire Hall was converted to a community centre. One of the conditions of rezoning was to abandon the existing septic system and connect the building to the municipal sanitary system. At the time, however, the sanitary system was not available anywhere near the property line, so the installation would have been very expensive. Since then a developer has constructed the sanitary service in Chute Lake Road making it possible to connect the community centre to the sanitary main. The installation will require minor connection fees, material and labour costs, but a significant levy to compensate for the capital cost incurred to install the municipal sanitary main adjacent to the property, for a total additional cost of \$28,000.

This outstanding obligation was discovered only after a building permit was issued to do the planned washroom project as a result of a routine review of old and inactive rezoning files. The project includes the installation of a new washroom accessible to adults without intruding into the daycare, and upgrading the existing washroom to meet handicap standards.

Completing the installation of the sanitary service would allow the washroom project to proceed and satisfy the rezoning requirements.

INTERNAL CIRCULATION TO:

Financial Planning Manager
Wastewater Manager

LEGAL/STATUTORY AUTHORITY:

The requirement to upgrade the septic system to the municipal sanitary service was recommended by the Public Health Inspector on November 21, 2001.



FINANCIAL/BUDGETARY CONSIDERATIONS:

The breakdown of costs follows:

Sewer Pipe supply and installation	\$8,000
Project Management	\$550
Sanitary Service Connection Fee	\$450
Escalation in bathroom renovations over past year	\$6,000
Design and Construction Contingency	\$1,000
<u>Sewer Service Connection Charge</u>	<u>\$22,000</u>
TOTAL	\$38,000

The increased project costs will be funded from unallocated unspent budget funds (no longer required for their original project). The "Sewer Service Connection Charge" is expected to increase from \$22k to \$27-30k within the next few weeks. This would add \$5-8k to the total project cost.

Considerations that were not applicable to this report:

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

EXISTING POLICY:

PERSONNEL IMPLICATIONS:

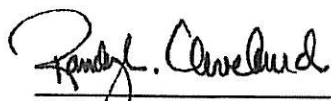
TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

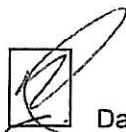
COMMUNICATIONS CONSIDERATIONS:

ALTERNATE RECOMMENDATION:

Submitted by:



R Cleveland, Civic Properties Manager



Approved for Inclusion:

David Graham, Director, Recreation Parks & Cultural Services

Cc: Paul Macklem, A/Director, Planning and Development Services
 Keith Grayston, Financial Planning Manager
 John Vos, Director, Works & Utilities
 Bill Berry, Wastewater Manager
 Ron Dickinson, Inspection Services Manager