
CITY OF KELOWNA

MEMORANDUM

Date: May 11, 2009
File No.: 5340-01
To: City Manager
From: General Manager, Community Services
General Manager, Community Sustainability
Subject: Hall Road Sanitary Sewer Investigation

RECOMMENDATION:

THAT Council receive the report of the General Managers of Community Services and Community Sustainability regarding sanitary sewer investigations for Hall Road;

AND THAT Council authorize the expenditure of \$65,000 with funding from the Wastewater Development Fund Reserve for further investigations as outlined in the report;

AND THAT Council authorize amendments to the 2009 Financial Plan to incorporate these expenditures.

BACKGROUND:

The Hall Road subdivision has been identified as the highest priority area to receive community sanitary sewer services to replace aging and failing septic fields. In a survey 2 years ago, residents supported proceeding with a community sewer system subject to receiving federal/provincial grants to offset the projected \$30,000 per property cost. The City applied for a grant under the Municipal Rural Infrastructure Fund grant program but was unsuccessful in receiving any funding. Since that time there have been increasing concerns received from some residents of Hall Road regarding the potential impact of a community sewer system on their subdivision. Specifically some residents are concerned that a community sewer system will allow significant development in the area. Other residents are concerned that the piped network could change natural groundwater conditions and impact the natural ponds in the area. Knowing these unresolved community concerns, Council did not include this project with other "shovel ready" projects for federal/provincial grants recognizing that the project cannot proceed without the support of the majority of property owners.

Earlier this year (January 12, 2009), Council requested that staff "report back to Council with recommendations concerning the Hall Road area as they relate to a proposed Area Structure Plan, sanitary sewer, detention ponds and the water table". It is staff's understanding that the above-noted request arose in connection with discussions on the desirability and impact of extending sanitary sewer to the Hall Road area.



Staff have reviewed the matters raised by Council and provide the following information and recommended actions.

DEVELOPMENT POTENTIAL

Further development potential in the area is largely dependent on the extension of sanitary sewer (and potentially water). Should sewer be extended to this area, it is estimated that there is potential for approximately 175-190 lots, including some lot splits. This estimate assumes that the land use designation will be single/two unit residential (as indicated in the OCP), that areas impacted by steep slopes and wetlands will not be developed, and that remaining development will yield approximately 4 lots per acre. However, new development on this scale would necessitate the removal of some existing homes in order to create developable sites. Given the irregular shape of many of the existing lots and the likelihood that there will be some home owners not interested in redevelopment of their existing homes it would be reasonable to assume a potential yield of 150 lots (as indicated in the original Southeast Kelowna Sector Plan). Increased single unit density in the area would generate the need for neighbourhood park land acquisition of approximately .6 ha (1.5 acres) of flat useable land – further diminishing the lot potential.

Given the above-noted information, staff does not feel that an Area Structure Plan (ASP) is required to assess development potential. There are, however, other reasons for preparing an ASP. According to Council Policy 247, "Area Structure Plans (ASP's) shall be prepared by an individual land owner or owners of the majority of land for areas identified in the Official Community Plan as ASP areas, or for areas where the proponent is contemplating a proposal which:

- a. does not conform to the purpose and intent of the Official Community Plan; and
- b. is of sufficient magnitude in terms of population, units of development, servicing constraints, social impact or economic burden on the municipality; or
- c. in Council's view, may affect adjacent properties, land uses, or the natural environment; or
- d. in Council's view, may be affected by hazardous conditions; or
- e. in Council's view, may affect municipal heritage sites, or a revitalization area; and
- f. such other matters as may be required, unique to the plan area under consideration."

Of the above-noted 'triggers' for an ASP, the most likely would be (c). The servicing constraints mentioned in (b) are not such that preparing an ASP would yield any more information than is currently available. Development potential in the area, should sewer and water be extended is already known. If the wetlands are protected through additional Development Permit (DP) area designations -- either through the subdivision process or through the OCP update now underway, it is suggested that the City would have tackled (c). It is unlikely that an ASP would offer a different result environment-wise than would the DP process. Staff therefore recommend against requiring development applicants to prepare an ASP. Instead, it is recommended that the City ensures that the wetlands are protected through the subdivision process and/or the OCP update. In the interim, the Director of Land Use Management has the authority to request

an Environment Management Plan or a Wetland Conservation Strategy as a requirement of the Development Application process.

ENVIRONMENTAL CONCERNS

Sanitary sewer will be required before the above-noted development potential can be achieved in the Hall Road area. The impact of extending sanitary sewer will have to be fully assessed through environmental reviews prior to installation. Those reviews would examine impacts on ponds, the water table, ground water quality and therefore the impact on wells and the likelihood of triggering the need for water service.

The conceptual sanitary sewer design that was done as part of the past grant application did not investigate pipe installation and their potential effects on groundwater flows and risk to wetlands or ponds. With the approval of additional funding, our consultants will conduct additional hydrogeotechnical investigations and, where necessary, modify the conceptual design of the sanitary pipe network to minimize negative effects to the ponds. Should this result in changes to costs these would then be brought forward to the residents for their consideration.

It is anticipated that by dealing with these items, this project can again be brought to a position for future grant opportunities.

INTERNAL CIRCULATION TO:

Director Infrastructure Planning and Asset Management
Director Design and Construction
Director Policy and Planning

EXISTING POLICY:

OCP Policy 13.2.1.

The City of Kelowna will initiate and promote the installation of sanitary sewer service to all existing urban development where practical and economically feasible, and require that all properties connect to the service when available.

OCP Policy 7.9.11

The City of Kelowna will encourage all development and infrastructure projects to conserve wetlands, wildlife habitat, trees or other indigenous vegetation.

FINANCIAL/BUDGETARY CONSIDERATIONS:

The further investigations outlined in this report would require that Council, by way of amendments to the 2009 Financial Plan, authorize that \$65,000 be expended from the Sanitary Sewer Utility Reserves

Considerations that were not applicable to this report:

LEGAL/STATUTORY AUTHORITY:
LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:
EXISTING POLICY:
PERSONNEL IMPLICATIONS:
TECHNICAL REQUIREMENTS:
EXTERNAL AGENCY/PUBLIC COMMENTS:
COMMUNICATIONS CONSIDERATIONS:
ALTERNATE RECOMMENDATION:

Submitted by:



John Vos, P. Eng.
General Manager, Community Services



Jim Paterson,
General Manager, Community Sustainability