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CITY OF KELOWNA

**MEMORANDUM**

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Date: May 11, 2009  
File No.: 5340-01  
To: City Manager  
From: General Manager Community Services  
Subject: Eastwood Subdivision Geotechnical Investigation

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**RECOMMENDATION:**

THAT Council receive the report of the General Manager of Community Services regarding geotechnical conditions within the Eastwood Subdivision for information;

AND THAT Council authorize the expenditure of \$65,000 from the Wastewater Development Fund Reserves to conduct a full investigation into the conditions and potential solutions for this subdivision;


AND FURTHER THAT the 2009 Financial Plan be amended to include this project.

**BACKGROUND:**

The Eastwood subdivision is located just west of the Gallagher Golf Course and was developed some 25-30 years ago. A petition was received in late April from 18 property owners on Summerside Drive requesting the City to take action to address ongoing drainage and septic issues in this area.

The City has been aware of repeated septic field concerns in this area over the past twenty years. In the 1996-1998 time period as a result of allegations of underground streams impacting septic systems the City engaged geotechnical consultants to conduct an investigation. While no underground streams were found some limited improvements were made to the storm drainage system to ensure septic systems could operate without impact of groundwater. The geotechnical consultant's conclusion was that the existing hard pan soil layer was preventing septic effluent from being properly absorbed in the soil. Occasional continued septic problems have been reported since that time.

The intent of the study is to fully investigate the geotechnical conditions within the entire subdivision as well as determine, through surveys, the extent of septic problems. Depending on the conclusions of these investigations, the consultant may then investigate the potential of a community sanitary sewer system to address these ongoing septic conditions. From this a Local Service Area may be initiated if supported by community residents.



One of the key challenges in this investigation is that there is no community sanitary sewage system in this area nor is it near the current city sanitary system. There is a private one at the Gallagher Golf Course. If a community sanitary system is required a suitable disposal system will need to be determined.

**INTERNAL CIRCULATION TO:**

General Manager, Community Sustainability  
Director, Infrastructure Planning and Asset Management  
Director, Design and Construction  
Director, Financial Services

**FINANCIAL/BUDGETARY CONSIDERATIONS:** Funding from the Sanitary Utility consistent with other Local Service Areas.

**PERSONNEL REQUIREMENTS:** Infrastructure Planning will assign a project manager to the project

**COMMUNICATIONS CONSIDERATIONS:** Residents will be notified of the study

Considerations that were not applicable to this report:

LEGAL/STATUTORY AUTHORITY:

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

EXISTING POLICY:

TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

Submitted by:



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General Manager, Community Services