



City of Richmond

Report to Committee

To: Public Works and Transportation Committee *to Public Works & Transportation - Dec 22 2004* **Date:** December 2, 2004
 From: Robert Gonzalez, P.Eng. **File:** 10-6060-04-01/2004-Vol 01
 Director, Engineering
 Re: **Establishment of Latecomer Agreement for Ryan Road Drainage Infrastructure**

Staff Recommendations

That:

1. The City enter into a Latecomer Agreement to allow cost recovery of drainage infrastructure along Ryan Road (shown on Schedule A attached to the report dated December 2, 2004 from the Director of Engineering);
2. The properties in the drainage catchment area be deemed to benefit from the extended service provided by the City and are thus liable for their respective portion of the charge that represents the cost of that benefit, as documented in Schedule B, when they require a new connection to the drainage infrastructure;
3. Annually calculated interest be applied to the charges at the rate of 8.00%, being the 10 year mortgage rate on the project completion date of August 27, 2004, as established under Bylaw 6936, and;
4. A charge under this resolution be imposed commencing August 27, 2004, on the understanding that no charges are payable beyond 10 years from this date.

Robert Gonzalez, P.Eng.
Director, Engineering
(4150)

Att.2

| FOR ORIGINATING DIVISION USE ONLY | | | | | |
|-----------------------------------|--|---|----------------------------|--|--|
| ROUTED TO: | | CONCURRENCE | | CONCURRENCE OF GENERAL MANAGER | |
| Budgets | | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> | | |
| Development Applications | | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> | | |
| REVIEWED BY TAG | | YES | N/A | REVIEWED BY CAO | |
| | | <input checked="" type="checkbox"/> <i>DW</i> | <input type="checkbox"/> | YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> | |

Staff Report

Origin

On August 27, 2004, construction of a storm sewer main in the Ryan Road area (see Schedule A for a map showing the service area of the Ryan Road storm sewer main) was substantially completed. This storm infrastructure was funded by the City to assist in the development of the area and will benefit the new developments.

Analysis

Through the Local Government Act, Section 939, municipalities can require developers to provide storm sewer capacity in excess of that required for the developer's property. In this case, the developers were smaller and could not afford to front-end the entire cost of the storm sewer construction. On June 14, 2004, Council resolved that the City front-end the cost of the storm sewer and establish a latecomer agreement to recover appropriate costs from benefiting property owners that connect to the storm sewer system as is allowed for in the Local Government Act.

The cost of excess storm sewer services initially borne by the City totals \$182,858.20. Schedule B, the latecomer charge to each of the benefiting properties, is based on area and it is proposed that the remaining benefiting properties in the catchment pay their share of the cost when they connect to the storm sewer system as per the Local Government Act, Section 939(5)(c). Interest shall be applied to the cost for up to 10 years at an annual rate of 8.00% as per City Bylaw 6936. It is noted that the Latecomer Agreement will be in place only for a 10 year period. No charges will be levied beyond the 10 year period.

Financial Impact

The total amount of money to be recovered by the City depends on the development in the area. Due to the 10 year limitation of the latecomer agreement, the City may not recover the entire cost of the construction.

Conclusion

The properties listed in Schedule B stand to benefit from the storm sewer infrastructure funded by the City, should they wish to redevelop and connect to the storm sewer.

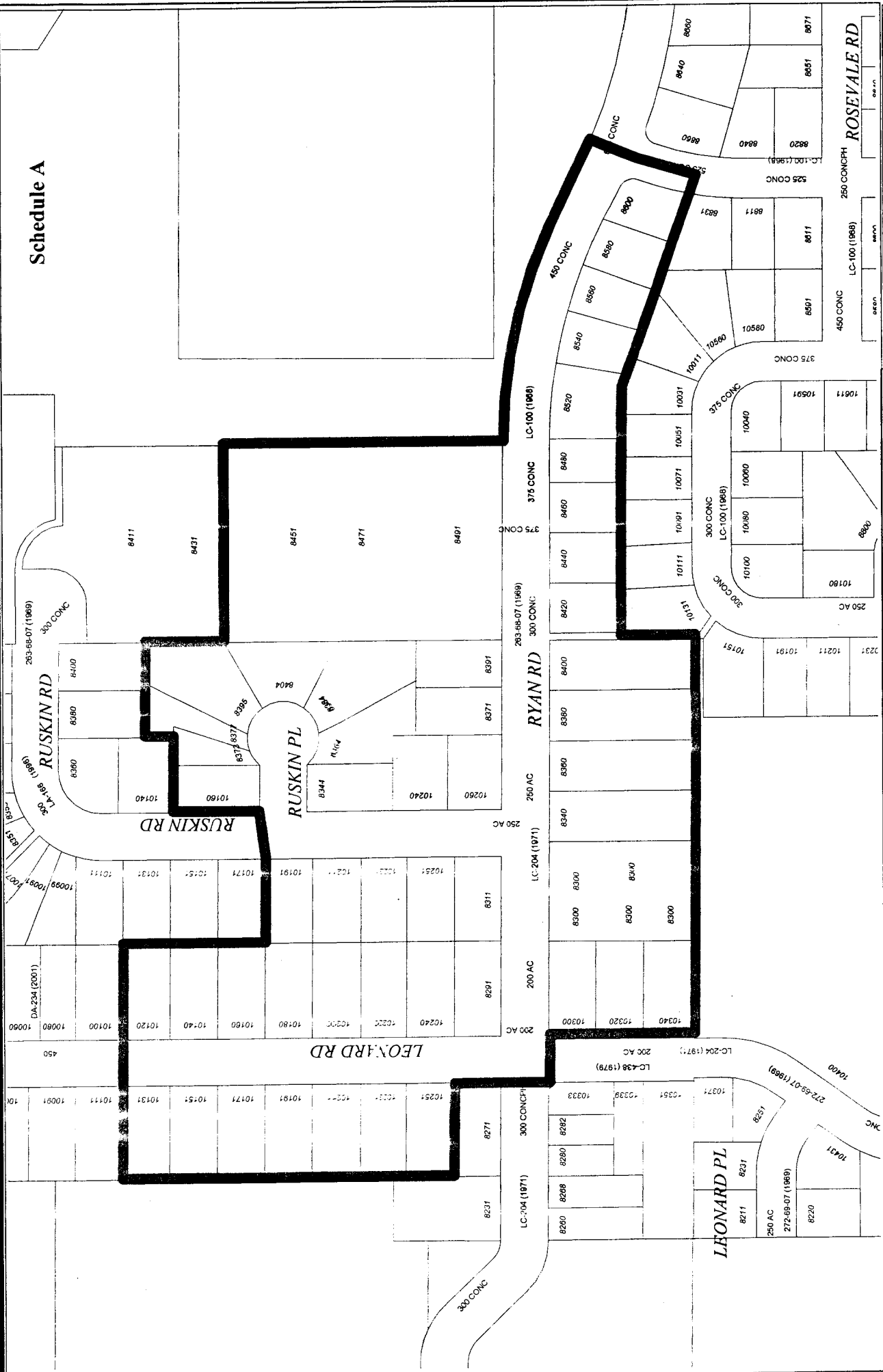
This report enables the City to recover costs relating to the excess capacity.



Siu Tse, M.Eng., P.Eng.
Manager, Engineering Planning
(4075)

DRAINAGE CATCHMENT FOR RYAN RD

Schedule A



This information shown on this map is provided from various sources and the City makes no warranty, express or implied, as to the accuracy or completeness of the information. The information is provided for informational purposes only and is not intended to be used as a legal document. This map is NOT a legal document and is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.



BENEFITTING AREA



Schedule B
List of Latecomer Charges for the Benefiting Properties

| ADDRESS | Owner | Legal | Area(sq.m.) | Latecomer Charge |
|------------------|--|--|-------------|------------------|
| 10120 Leonard Rd | Lena Reid | 9 SEC 33 BLK4N RG6W PL 15569 PID: 010-097-112 | 823.9 | \$2,439.88 |
| 10140 Leonard Rd | Rudolf Stelter; Sophia Stelter | 10 SEC 33 BLK4N RG6W PL 15569 PID: 003-415-414 | 823.3 | \$2,438.08 |
| 10160 Leonard Rd | Maninder K Kang; Kirpal S Kang; Sarbjit K Kang | 11 SEC 33 BLK4N RG6W PL 15569 PID: 010-097-121 | 822.3 | \$2,435.11 |
| 10180 Leonard Rd | Gloria Asuncion; Virgilio Asuncion | 12 SEC 33 BLK4N RG6W PL 15569 PID: 004-595-904 | 822.0 | \$2,434.21 |
| 10200 Leonard Rd | Jasbir K Gandham; Ranjit S Gandham | 13 SEC 33 BLK4N RG6W PL 15569; PID: 010-097-155 | 821.4 | \$2,432.43 |
| 10220 Leonard Rd | Albert K Lee; Yuk L Lee | 14 SEC 33 BLK4N RG6W PL 15569 PID: 010-097-180 | 820.4 | \$2,429.44 |
| 10240 Leonard Rd | Kit Shiu; Yuen H Tam | 15 SEC 33 BLK4N RG6W PL 15569; PID: 010-097-210 | 820.2 | \$2,428.85 |
| 8291 Ryan Rd | Hsiang-Ming Ho; Yu-Wen Hsu; Hsueh-Tsao Ho | 16 SEC 33 BLK4N RG6W PL 15569; PID: 004-505-492 | 819.6 | \$2,427.08 |
| 10300 Leonard Rd | Ko C Chang; Ya H Fang | 17 SEC 33 BLK4N RG6W PL 15569; PID: 010-097-252 | 818.3 | \$2,423.26 |
| 10320 Leonard Rd | Siu L Lam; Chi P Ng | 18 SEC 33 BLK4N RG6W PL 15569; PID: 010-097-279 | 817.5 | \$2,420.88 |
| 10340 Leonard Rd | Findlay J Zentner; Kathleen S Zentner | 19 SEC 33 BLK4N RG6W PL 15569; PID: 002-954-443 | 894.0 | \$2,647.41 |
| 10251 Leonard Rd | Jeffrey P Chang | 26 SEC 33 BLK4N RG6W PL 15569; PID: 004-222-792 | 808.6 | \$2,394.61 |
| 10231 Leonard Rd | Hermann Weber; Elfrieda Weber | 27 SEC 33 BLK4N RG6W PL 15569; PID: 010-097-295 | 808.8 | \$2,395.14 |
| 10211 Leonard Rd | Brian G Hirose; Michelle L Hirose | 28 SEC 33 BLK4N RG6W PL 15569; PID: 004-074-718 | 808.7 | \$2,394.62 |
| 10191 Leonard Rd | David R Frizell; Beverly E Frizell | 29 SEC 33 BLK4N RG6W PL 15569; PID: 010-097-325 | 808.7 | \$2,394.62 |
| 10171 Leonard Rd | Herbert C Sonnenberg; Gerda Sonnenberg | 30 SEC 33 BLK4N RG6W PL 15569; PID: 003-446-972 | 808.8 | \$2,395.20 |
| 10151 Leonard Rd | Muneichi Yamashita; Kazuko Yamashita | 31 SEC 33 BLK4N RG6W PL 15569; PID: 003-654-613 | 808.6 | \$2,394.61 |
| 10131 Leonard Rd | Walter R Elton | 32 SEC 33 BLK4N RG6W PL 15569; PID: 010-097-333 | 808.7 | \$2,394.62 |
| 10191 Ruskin Rd | Isbrand Funk; Helena Funk | 16 SEC 33 BLK4N RG6W PL 18353; PID: 003-634-108 | 735.3 | \$2,177.35 |
| 10211 Ruskin Rd | Sandra L Wright; Robert J Wright | 17 SEC 33 BLK4N RG6W PL 18353; PID: 003-412-946 | 735.1 | \$2,176.83 |
| 10231 Ruskin Rd | Charlotte Zukowsky | 18 SEC 33 BLK4N RG6W PL 18353; PID: 010-379-801 | 735.1 | \$2,176.82 |
| 10251 Ruskin Rd | Donald Hamada; Tazuko Hamada; Hisao Hamada | 19 SEC 33 BLK4N RG6W PL 18353; PID: 003-554-988 | 735.3 | \$2,177.35 |
| 8311 Ryan Rd | Patricia E Francis; Kenneth J Francis | 20 SEC 33 BLK4N RG6W PL 18353; PID: 003-412-881 | 735.0 | \$2,176.53 |
| 8340 Ryan Rd | Lorna M Alpin; Richard Alpin | 23 SEC 33 BLK4N RG6W PL 18353; PID: 004-168-950 | 1333.7 | \$3,949.49 |

Schedule B
List of Latecomer Charges for the Benefiting Properties - Continued

| ADDRESS | Owner | Legal | Area(sq.m.) | Latecomer Charge |
|-----------------|--|---|-------------|------------------|
| 8360 Ryan Rd | David K Dickson | 24 SEC 33 BLK4N RG6W PL 18353; PID: 010-379-827 | 1335.0 | \$3,953.35 |
| 8380 Ryan Rd | Christine H Shen | 25 SEC 33 BLK4N RG6W PL 18353; PID: 004-916-832 | 1334.8 | \$3,952.75 |
| 8400 Ryan Rd | Cesar Parayno; Teresita Parayno | 26 SEC 33 BLK4N RG6W PL 18353; PID: 010-379-835 | 1332.4 | \$3,945.69 |
| 8391 Ryan Rd | Sadhu S Bring; Balbir K Bring | 27 SEC 33 BLK4N RG6W PL 18353; PID: 004-100-247 | 735.5 | \$2,178.03 |
| 8371 Ryan Rd | Denise D She; Hui Z Fei; Mi-Mi Yang | 28 SEC 33 BLK4N RG6W PL 18353; PID: 004-320-727 | 735.3 | \$2,177.29 |
| 10260 Ruskin Rd | Wendy W Chau; Sebrina W Lau | 29 SEC 33 BLK4N RG6W PL 18353; PID: 003-494-462 | 738.7 | \$2,187.44 |
| 10240 Ruskin Rd | Wendy W Lau; Ka C Chau | 30 SEC 33 BLK4N RG6W PL 18353; PID: 010-379-851 | 738.5 | \$2,186.92 |
| 8344 Ruskin Pl | Bhagat S Basi; Mavis L Basi | 31 SEC 33 BLK4N RG6W PL 18353; PID: 010-379-860 | 734.8 | \$2,175.97 |
| 8364 Ruskin Pl | Peter H Schwarz; Ewa U Schwarz | 32 SEC 33 BLK4N RG6W PL 18353; PID: 003-907-821 | 897.0 | \$2,656.35 |
| 8384 Ruskin Pl | Lottie Pfuetzner; Klaus Pfuetzner | 33 SEC 33 BLK4N RG6W PL 18353; PID: 010-379-886 | 1160.3 | \$3,435.94 |
| 8404 Ruskin Pl | Grace C Kerr; James R Kerr | 34 SEC 33 BLK4N RG6W PL 18353; PID: 004-192-095 | 893.7 | \$2,646.55 |
| 8395 Ruskin Pl | Sandra K Kirk; Gary F Kirk | 35 SEC 33 BLK4N RG6W PL 18353; PID: 003-528-901 | 1186.9 | \$3,514.71 |
| 10160 Ruskin Rd | Timothy W Wang | 37 SEC 33 BLK4N RG6W PL 18353; PID: 003-677-664 | 736.0 | \$2,179.58 |
| 8600 Ryan Rd | Anna M Alibudbud; Romel Alibudbud | 186 SEC 33 BLK4N RG6W PL 31889; PID: 000-905-071 | 613.7 | \$1,817.46 |
| 8580 Ryan Rd | Athanasia Coletsis; Kosmas Coletsis | 187 SEC 33 BLK4N RG6W PL 31889; PID: 000-749-087 | 682.7 | \$2,021.52 |
| 8560 Ryan Rd | Yu-Chin Hsieh; Wen-Lung Cho | 188 SEC 33 BLK4N RG6W PL 31889; PID: 001-971-409 | 632.4 | \$1,872.80 |
| 8540 Ryan Rd | Brian E Green; Valerie Green | 189 SEC 33 BLK4N RG6W PL 31889; PID: 004-085-558 | 673.1 | \$1,993.31 |
| 8520 Ryan Rd | Michael D Whalley; Veronica N Whalley | 241 SEC 33 BLK4N RG6W PL 32810; PID: 004-031-369 | 913.4 | \$2,704.73 |
| 8480 Ryan Rd | Blanche R Eade; James H Eade | 240 SEC 33 BLK4N RG6W PL 32810; PID: 006-776-680 | 570.2 | \$1,688.53 |
| 8460 Ryan Rd | Jo J Du | 239 SEC 33 BLK4N RG6W PL 32810; PID: 003-419-681 | 651.8 | \$1,930.06 |
| 8440 Ryan Rd | Hsin T Hsieh; Lan-Hsiang Wang | 238 SEC 33 BLK4N RG6W PL 32810; PID: 005-146-224 | 651.6 | \$1,929.47 |
| 8420 Ryan Rd | Brinley Powell; Shirley A Powell | 237 SEC 33 BLK4N RG6W PL 32810; PID: 003-625-591 | 649.5 | \$1,923.32 |
| 8491 Ryan Rd | Strata | SEC 33 BLK4N RG6W PL 34724; NW24 | 15699.5 | \$46,490.20 |
| 8373 Ruskin Pl | Shao X Wu | A SEC 33 BLK4N RG6W PL BCP456; PID: 025-455-770 | 376.5 | \$1,115.01 |
| 8377 Ruskin Pl | 645479 B C Ltd | B SEC 33 BLK4N RG6W PL BCP456; PID: 025-455-788 | 549.4 | \$1,626.83 |
| 8300 Ryan Rd | Strata | SEC 33 BLK4N RG6W PL BCP 5697; BCS 837 | 2671.0 | \$20,000.00 |
| Total | | | 57667.5 | \$182,858.20 |