



City of Richmond

Report to Committee

To: General Purposes Committee

Date: April 28, 2004

From: Robert Gonzalez, P.Eng.
Director Engineering

File: 08-4100-01/2004-Vol 01

Raul Allueva
Director of Development

Re: Storm Sewer Along 8300 Ryan Road

Staff Recommendation

That the City design and construct a new drainage system along Ryan Road with a total project budget not to exceed \$242,000.

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

Raul Allueva
Director of Development
(4138)

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Budgets	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	<i>for review</i>
Law	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	
Building Approvals	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	
REVIEWED BY TAG	YES	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	REVIEWED BY CAO
					YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

Staff Report

Origin

Garden City Homes Ltd. is developing the property located at 8300 Ryan Road. At the August 25, 2003 Council meeting a Development Permit for the subject development was approved. During the design of the sidewalks and frontage improvements, the consultant identified that the existing drainage pipe fronting 8300 Ryan Road could not adequately convey flows from the new development. This was later confirmed by the City.

The purpose of this report is to recommend a strategy to address the inadequate capacity of the drainage system associated with this development.

Analysis

The property located at 8300 Ryan Road is being developed from a single family residential home to a 10 unit townhouse complex. The initial application submitted proposed to subdivide the property into two (2) residential lots. On this basis, the original rezoning requirements identified by staff did not raise any servicing issues. Upon the application being amended to townhousing, revised servicing requirements were prepared, including frontage improvements only (including only new sidewalks and streetscape improvements) to be secured by way of a Servicing Agreement, however, the drainage system was not identified as being inadequate. On this basis, Building Permit approval was granted for the subject development.

When the developer submitted the off site servicing plans, staff identified that the existing drainage system fronting their property was inadequate for the proposed townhouse complex. The existing 35 year old drainage network did not have a history of recurring flooding problems and was designed to meet the standards at that time.

As a result of having been issued the building permits, the developer has almost completed construction of the 10 townhouse units.

Options

There are two strategies to address the inadequate drainage pipe capacity issue for this area:

1. Latecomer by Developer

The developer designs and constructs the drainage system. The pipes will be designed to adequately service all the properties in the area based on their ultimate development potential as per the Official Community Plan. A latecomer agreement will be created for the area so that the developer can recover a portion of the costs for the design and construction of the drainage system. Latecomers will be defined as any property which redevelops and hooks up to the drainage system in the next 10 year time period. Typically, this is the mechanism by which a developer can recover some costs for infrastructure necessary for his development.

Because the developer had commenced construction of the townhouse units prior to becoming aware of the inadequate drainage system, staff do not recommend this option as it

would be considered onerous on a relatively small development such as a ten unit townhouse complex.

2. Latecomer by City - Recommended

Under this scenario the City designs and constructs the drainage system to service the area and establishes a latecomer agreement to recover a portion of the costs. Latecomers will be defined as any property that redevelops and hooks up to the drainage system in the next 10 year time period. Staff recommends this option as it encourages development of other parcels in the vicinity, none of which would find it financially feasible to upgrade the drainage system.

Next Steps

1. Staff have implemented a new protocol to ensure that, as part of the standard rezoning requirements that developers be required to confirm that all the services necessary to support the development are adequate, or, be held financially responsible for infrastructure upgrades should they not be part of the DCC program. This prevents any anomalies such as 8300 Ryan Road from obtaining approvals without the infrastructure necessary to support the development.
2. Staff will develop a latecomer agreement for the Ryan Road area through which the City can recover a portion of the drainage utility costs invested in the upgrades. A report to Committee will follow.
3. Staff will bring forward a report to Committee with an infrastructure servicing strategy for developments in order to be proactive in providing developers as much information as possible when considering a project. Infrastructure models, which are to be completed by the end of the year, will enable staff to identify potential problem areas at a glance thereby providing developers with additional infrastructure upgrading information prior to retaining their consultants.

Financial Impact

The total estimated project budget required for the proposed Ryan Road drainage system is approximately \$242,000.

Staff propose that the funding for the recommended Option 2 – Latecomer by City be the remaining funds from the 2003 Granville Avenue Drainage Upgrade capital project which was completed within budget. In addition, Garden City Homes Ltd. has already indicated that they are willing to contribute \$20,000 towards this project. A funding summary is included in Appendix A.

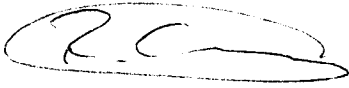
Conclusion

Garden City Homes Ltd., the developer of a 10 unit townhouse complex at 8300 Ryan Road, requires an upgraded drainage system to service the development. The proposed drainage system will facilitate the development of other properties in the vicinity as well, and as a result

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staff recommend that City construct the storm sewer and initiate a latecomer agreement to recover costs.



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APPENDIX A

Funding Sources	Project	Funding Available *	Total Funding Required	Additional Funding Required (Unallocated)
Garden City Homes Ltd	8300 Ryan Road	\$ 20,000.00	\$ 20,000.00	\$ 0.00
2003 Granville Avenue Drainage	Granville Storm Sewer – No.4 Rd to Shell Rd.	\$ 222,690.01	\$ 222,690.01	(\$ 690.01)
TOTAL		\$ 242,690.01	\$ 242,000.00	(\$ 690.01)

*Note funds available are a result of projects completed within budget.