



To: Public Works and Transportation Committee **Date:** June 5, 2003
From: Steve Ono, P.Eng.
 Director, Engineering **File:** 6060-03-01
Re: **Establishment of Interest Rates on Latecomer Payments for Temple South Sanitary Sewer Catchment**

Staff Recommendation

That:

- (1) Lingyen Mountain Temple hereby be required to provide excess sanitary sewer capacity for the Temple South Sanitary Sewer catchment;
- (2) the properties in the Temple South sanitary sewer catchment area (listed in Schedule A attached to the report dated June 5th from the Director of Engineering) be deemed to benefit from the extended service and are thus liable for the charge that represents the cost of that benefit, as documented in Schedule A, when they connect to the sanitary sewer;
- (3) annually calculated interest apply to the charges at the rate of 8.85%, being the 10 year mortgage rate on the project completion date of July 30, 2001, as established under Bylaw 6936;
- (4) a charge under this resolution be imposed commencing July 30, 2001, on the understanding that no charges are payable beyond 10 years from this date and;
- (5) all charges collected under the authority of this resolution be paid to the Lingyen Mountain Temple.

Steve Ono, P.Eng.
Director, Engineering

Att. 2

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
City Clerk	Y <input type="checkbox"/> N <input type="checkbox"/>	
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Policy Planning	Y <input type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

On July 30, 2001, construction of a sanitary pump station and associated forcemain in the Temple South sanitary sewer catchment was completed. This sanitary infrastructure was funded by the Lingyen Mountain Temple and was sized to meet the needs of the entire Temple South sanitary sewer catchment. Lingyen Mountain Temple has requested that the City impose a "latecomer charge" on anyone who subsequently connects to the sanitary sewer infrastructure that was funded by the Lingyen Mountain Temple.

Analysis

Through the Local Government Act, Section 939, municipalities can require developers to provide sanitary sewer capacity in excess of that required for the developers' property. In this case, the City required that Lingyen Mountain Temple provide enough capacity in a sanitary sewer pump station and force main for the entire Temple South sanitary catchment, which is in excess of the capacity required for the Lingyen Mountain Temple properties. Lingyen Mountain Temple would like to recover appropriate costs from benefiting property owners that connect to the Temple South sanitary sewer system as is allowed for in the Local Government Act.


The cost of excess sanitary services initially borne by the Lingyen Mountain Temple totals \$297,452.30. Schedule "A" attached to this report divides this cost among the benefiting properties based on area and it is proposed that these properties pay their share of the cost when they connect to the sanitary 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 8.85% as per City Bylaw 6936.

Financial Impact

None.

Conclusion

With the potential for the properties listed in Schedule "A" to benefit from the sanitary sewer infrastructure funded by Lingyen Mountain Temple, Council may adopt a resolution to impose a latecomer fee on those benefiting properties.



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

LB:lb

Schedule A

TEMPLE SOUTH					
	Address	Legal	Acres	Cost/Ac.	Total
9500 No. 5	Mylora Estates Ltd. 9911 Sidaway Rd Richmond BC V6W 1C1	Plan EX 775, NWLD, PCLA, Ex PL 775, SEC 30 BLK4N RG5W S&E PL 2627 & 51360 & Hwy 99 SRW PI 2130 5 See folio #-030-373-551 PID #004-856-686	31.149	\$4,145.33	\$129,122.88
10160 No. 5	BC Conference of the MB Churches 10200 No. 5 Rd Richmond BC V7A 4E5	Plan 35312, NWLD, A (BF302986) SEC 31 BLK4N, RG5W PL 35312 PID #017-945-054	4.005	\$4,145.33	\$16,602.05
10260 No. 5	The Richmond Christian School Association 10200 No. 5 Rd Richmond BC V7A 4E5	Plan 35312, NWLD, 54 SEC 31, BLK4N, RG5W PL 35312 PID #003-889-009	5.021	\$4,145.33	\$20,813.70
10300 No. 5	Canada Shin Yat Tong Moral Society 827 Pender St. W Vancouver BC V6X 3G8	Plan 29935, NWLD, 48 SEC 31 BLK4N, RG5W PL 29935 PID #003-419-363	0.501	\$4,145.33	\$2,076.81
10320 No. 5	Delbert E. Martin June E. Martin 10320 No. 5 Rd Richmond BC V7A 4E5	Plan EX 15251, NWLD, PCL B (EX PI 15251), W1/2 of SW 1/4 SEC 31 BLK4N RG5W PID #013-069-365	8.294	\$4,145.33	\$34,381.37
10620 No. 5	Asiaworld (Canada) Dev Corp c/o Fantasy Garden 10800 No. 5 Rd Richmond BC V7A 4E5	Plan 36037, NWLD, 55 SEC 31 BLK 4N RG5W PI 36037 PID #000-776-645	0.419	\$4,145.33	\$1,736.89
10640 No. 5	Asiaworld (Canada) Dev Corp c/o Fantasy Garden 10800 No. 5 Rd Richmond BC V7A 4E5	Plan 32753, NWLD, 51 SEC 31 BLK4N RG5W PL 32753 PID #000-776-611	0.344	\$4,145.33	\$1,425.99
10800 No. 5	Asiaworld (Canada) Dev Corp c/o Fantasy Garden 10800 No. 5 Rd Richmond BC V7A 4E5	Plan Ref 72036, NWLD PCL ONE SEC 31 BLK4N RG5W REF PL 72036 PID #004-529-065	21.116	\$4,145.33	\$87,532.79
12011 Steveston Hwy	Asiaworld (Canada) Dev Corp c/o Fantasy Garden 10800 No. 5 Rd Richmond BC V7A 4E5	Lot 57, SEC:31-4-5, PL : 37254.PID #007-376731	0.907	\$4,145.33	\$3,759.81
Total			71.756	\$4,145.33	\$297,452.30

