



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Public Works and Transportation Committee
FROM: Steve Ono, P.Eng.
Manager, Engineering Design & Construction
RE: **Broadmoor Area Storm Sewer Pre-Design**

To PWT - July 18, 2001
DATE: June 29, 2001
FILE: ~~6400-01~~
6045-14

STAFF RECOMMENDATION

It is recommended that staff proceed with preliminary design of a storm sewer system for Broadmoor in accordance with proposal 2306P at a total cost of \$28,000 to be funded from the Infrastructure Advanced Design 2000 Account No. 45120.

Steve Ono, P.Eng.
Manager, Engineering Design & Construction

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Sewerage & Drainage.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Budgets & Accounting	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

In conjunction with the resolution of Zero Tolerance Policy issues in Broadmoor during the fall of 2000, staff agreed to work with the Broadmoor residents to consider other neighbourhood concerns.

This report is in response to the concerns of the Broadmoor West Neighbourhood Association regarding open ditches, and presents an option to pre-design a storm sewer system for Broadmoor which would enable the Culvert Installation Permit process to be combined with the Local Improvements Program. This would allow owners of individual properties to benefit from the Local Improvements Program when they undertake permanent ditch infills for a single lot without imposing on neighbours who may not wish to infill the ditch in front of their properties.

ANALYSIS

During the fall of 2000, residents in the Broadmoor neighbourhood advised staff of their concerns regarding unimproved roadways in the neighbourhood. One of the concerns the residents raised was that many of the residents would like to have open ditches filled in and replaced with a storm sewer system.

The City currently provides two options for infill of ditches along unimproved roadways in local neighbourhoods:

1. Culvert Installation Permit under Ditch Filling and Construction of Ditch Crossing Regulation Bylaw No. 6370 – Under this program, the resident is responsible for all design, construction and inspection costs for a culvert installed under this permit as well as future maintenance of the culvert.
2. Local Improvement Program, Ditch Infill – Under this program, if a $\frac{2}{3}$ majority of property owners along a portion of roadway are in favour of a new storm sewer for ditch infill, and they represent at least $\frac{1}{2}$ of the value of the property along that portion of roadway, the City provides financial assistance in the amount of $\frac{1}{3}$ of the cost of the new storm sewer. The City then becomes responsible for future maintenance of the new storm sewer.

Many Broadmoor residents advised staff that they favoured filling in ditches, and some expressed interest in the Local Improvement Program. However, many residents, especially several senior citizens on fixed incomes who are long term residents in Broadmoor, expressed concern that the Local Improvement process would impose a cost for ditch infill which they could not bear, particularly when they have been content with their neighbourhood, including ditches, for many years.

By preparing a preliminary storm sewer design for Broadmoor, staff can provide property owners who apply for a Culvert Installation Permit with the option of installing a portion of the permanent storm sewer along the frontage of their property in accordance with the preliminary storm sewer design. If the property owner chose this option, they would be required to have a Professional Engineer complete the detailed design of the storm sewer fronting their property prior to construction.

By providing this option, residents wishing to fill in a ditch fronting their property can benefit from the Local Improvement Program without imposing on neighbours who are not inclined to fill in

ditches fronting their properties. Specifically, this would provide the option for property owners to undertake a "one lot Local Improvement for ditch infill" and provide benefits such as:

- contribution from the City for $\frac{1}{3}$ of the engineering and construction costs,
- the option to amortise the cost over 15 years,
- eliminate imposition on neighbours who may not wish to incur the cost of a ditch infill.

FINANCIAL IMPACT

The cost for preparation of the Preliminary Storm Sewer Design for Broadmoor is \$28,000. Sufficient funding for this work is available from the Infrastructure Advanced Design 2000 Account No. 45120.

Sufficient funding for projects under the Local Improvement Program is included in the approved 2001 Capital Budget.

There is no additional financial impact anticipated from this recommendation.

CONCLUSION

Preparation of a preliminary storm sewer design for Broadmoor will enable staff to provide Broadmoor property owners who apply for a Culvert Installation Permit with the option of installing a portion of the permanent storm sewer along the frontage of their property. By providing this option, residents wishing to fill in a ditch fronting their property can benefit from the Local Improvement Program without imposing on neighbours who are not inclined to fill in ditches fronting their properties.



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