# City of Richmond

# Report to Committee

To PW & T - Aug 20, 2003

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| **To:** | Public Works and Transportation Committee | **Date:** | August 6, 2003 |
| **From:** | Steve Ono, P.Eng.<br>Director, Engineering | **File:** | 6060-03-01 |
| **Re:** | **Sanitary Sewer for Residents on No. 4 Road and Ferndale** | | |

## Staff Recommendation

That the proposed sanitary sewer works for servicing 6205, 6211, 6251, and 6291 No. 4 Road identified in the report dated August 6, 2003 from the Director of Engineering be referred for consideration by the Land and Capital Team for addition to the 2004 Capital Program.

for

Steve Ono, P.Eng.
Director, Engineering
(4394)

| FOR ORIGINATING DIVISION USE ONLY | |
|---|---|
| **ROUTED TO:** **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Sewerage & Drainage ..... Y ☑ N ☐<br>Development Applications ..... Y ☑ N ☐ | |

## Staff Report

### Origin

At the June 25, 2003 Development Permit Panel, it was resolved that:

Provision of sanitary sewers on the lane for the properties on No. 4 Road be investigated with a report to the Public Works and Transportation Committee prior to September 2003.

### Analysis

Four residents with properties adjacent to the proposed Cressey Development (6300 Birch Street) submitted letters to the Development Permit Panel indicating that their septic fields are failing with the potential for health concerns. In addition, they indicated the lots are not deep enough to effectively treat the waste from the homes. The residents also suggested that a municipal sanitary sewer service in the existing lane allowance at the rear of their lots could be used to service 6205, 6211, 6251 and 6291 No. 4 Road along with the Cressey Development.

The proposed lane is currently a three meter lane allowance on the east side of the Cressey Development and was provided by Cressey with the anticipation that each property along the lane would also contribute three meters of property in the future as the area developed to create a lane (see Figure 1), pursuant to the City Lane Policy. Cressey indicated at the June 25 Development Permit Panel that relocation of a sanitary sewer to the proposed lane could be investigated. However, at a subsequent meeting Cressey and their consultant (DS Lee Engineering) indicated that a sanitary sewer in the proposed lane would not be able to service any portion of the development without altering the current layout of the property making it economically unfeasible.

The Health Department has advised that no residents along No. 4 Road reported failed septic fields or health issues related to failed septic field in the last 10 years. They have also indicated that they have never encountered a property that could not be serviced using a septic field. It may, however, be costly to do so.

While the Health Department has no record of health concerns related to failed septic fields on the subject properties, staff recommend provision of sanitary sewer service be considered because the properties are shallow and will not likely receive sewer service through redevelopment.

Staff reviewed various options for installing sanitary sewer to service the subject properties including an alignment along No. 4 Road, but the box culvert along No. 4 Road made this option impractical and costly.

The preferred option is to install a municipal sanitary sewer along the existing three metre lane allowance provided that the residents at 6205, 6211, 6251, and 6291 No. 4 Road provide a three metre right-of-way along the rear of their property for construction, access and future lane development. The sanitary sewer would extend from Ferndale Road to the north property line of 6291 No. 4 Road. Pursuant to the lane policy, it is anticipated that the lane will develop in the future and this option will help advance the lane policy. However, it should be noted that the

property at 9820 Ferndale Rd. located at the entrance of the lane has a newly constructed house that extends into the three meter strip that is need for the lane. This precludes construction of the lane at this time as the house at 9820 Ferndale is located in the proposed lane's only entrance (see Figure 2).

Staff recommends that the proposed sewer extension be referred to the Land and Capital Team for construction as a 2004 Capital project funded through the Sanitary Sewer Reserve.

**Financial Impact**

None at this time.

**Conclusion**

Due to the limited depths of the 6205, 6211, 6251, and 6291 No. 4 Road, it is likely that these lots will remain single family residential. Therefore, they will not be able to obtain municipal sanitary sewer service through redevelopment and the City should consider provision of sewer to them. In the event that these lots are subdivided into two single family residential homes, the additional connection and any required extensions of the sewer line will be provided at the owner's expense. The remaining lots along No. 4 Road south of 6291 No. 4 Road may be redeveloped into townhomes, at which time, they will be serviced from Alberta Road as they are part of another catchment area.

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NO 4 RD
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ERNDALE
9820
6205
City of Richmond
1:300
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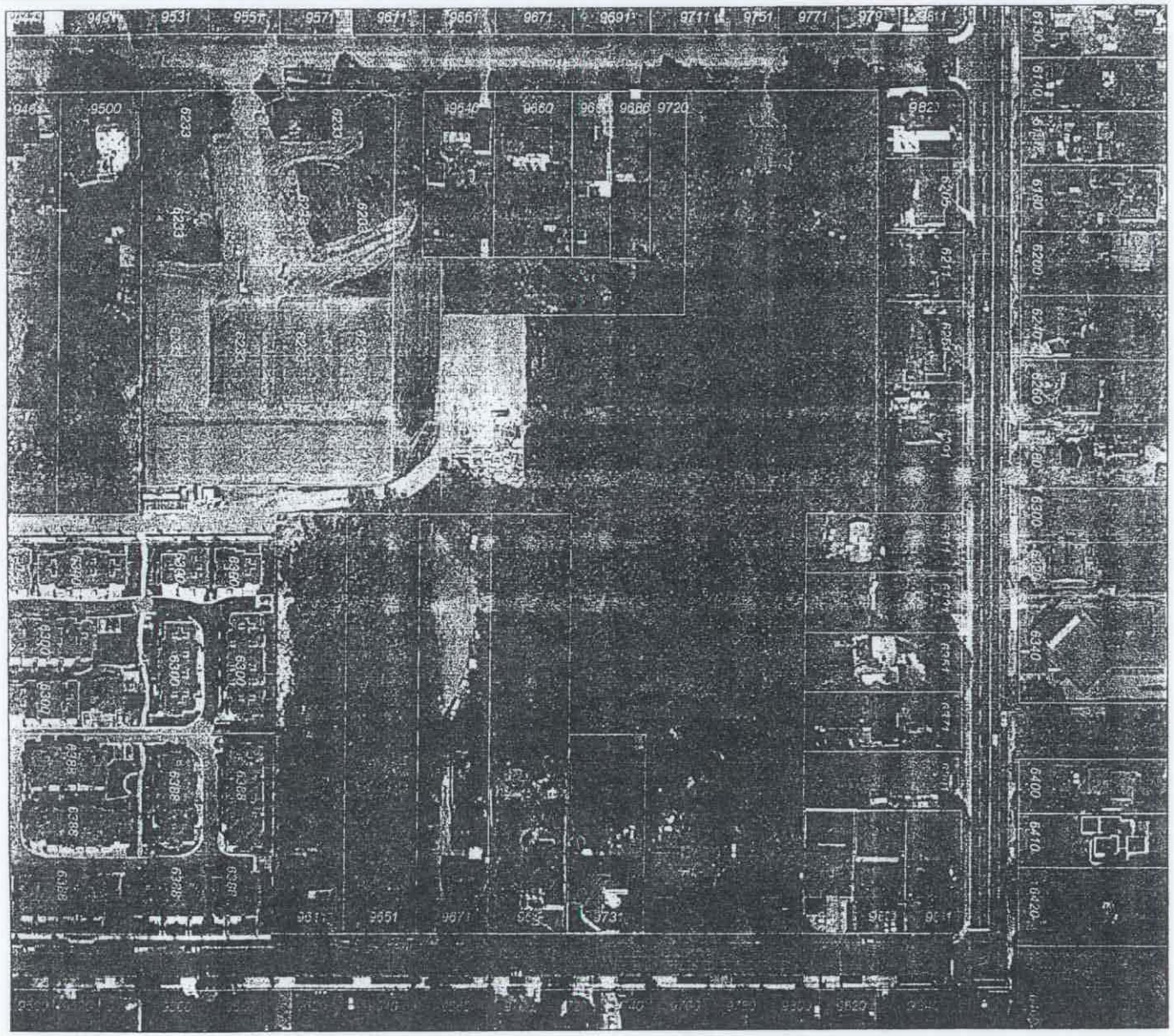
Meters



City of Richmond

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Meters