



City of Richmond

Report to Committee

To: Public Works and Transportation Committee *to Public Works Transportation - NW/PT*
From: Robert Gonzalez, P.Eng.
Director, Engineering **Date:** October 25, 2004 *2004*
Re: **Establishment of Latecomer Agreement for Temple North Sanitary Sewer Catchment** **File:** 10-6060-03-01/2004-Vol 01


Staff Recommendations

That:

1. The City enter into a Latecomer Agreement with the India Cultural Centre of Canada to allow cost recovery of sanitary sewer infrastructure for the Temple North sanitary sewer catchment area (shown on Schedule A attached to the report dated October 25th from the Director of Engineering);
2. The properties in the Temple North sanitary sewer catchment area be deemed to benefit from the extended service provided by the India Cultural Centre of Canada and are thus liable for their respective portion of the charge that represents the cost of that benefit, as documented in Schedule C, when they connect to the sanitary sewer;
3. Annually calculated interest be applied to the charges at the rate of 8.85%, being the 10 year mortgage rate on the project completion date of November 29, 2001, as established under Bylaw 6936;
4. A charge under this resolution be imposed commencing November 29, 2001, on the understanding that no charges are payable beyond 10 years from this date;
5. The City will deduct \$69,787.85 from the latecomer payments to recover the road resurfacing costs prior to forwarding any payments to the India Cultural Centre of Canada and;
6. All charges collected under the authority of this resolution be forwarded to the India Cultural Centre of Canada upon complete payment of the monies owed to the City.

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

- Att. Schedule A – Map showing the Temple North sanitary sewer catchment
 Schedule B – List of Consortium Members
 Schedule C – List of latecomer charges for the benefiting properties

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


FOR ORIGINATING DIVISION USE ONLY		
REVIEWED BY TAG	YES DW <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES B <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

On November 29, 2001, construction of a sanitary pump station and associated forcemain in the Temple North sanitary sewer catchment (see Schedule A for a map showing the service area of Temple North sanitary sewer catchment) was substantially completed. This sanitary infrastructure was funded by a consortium of property owners (see Schedule B for a complete list of the property owners) led by the India Cultural Centre of Canada and was sized to meet the needs of the entire Temple North sanitary sewer catchment. The India Cultural Centre of Canada has requested that the City impose a "latecomer charge" on anyone who subsequently connects to the sanitary sewer infrastructure that was funded by the India Cultural Centre of Canada.

Analysis

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

The cost of excess sanitary services initially borne by the India Cultural Centre of Canada totals \$476,781.44. Schedule C, 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 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. 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.

The City re-paved the road following construction of the sewers and will be reimbursed for re-paving in the amount of \$69,787.85 from the latecomer payments prior to forwarding any payments to the India Cultural Centre of Canada.

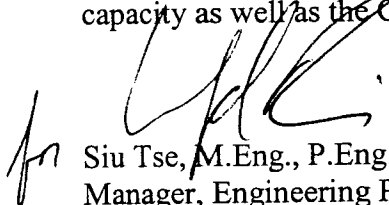
Financial Impact

None.

Conclusion

The properties listed in Schedule C stand to benefit from the sanitary sewer infrastructure funded by India Cultural Centre of Canada, should they wish to connect to the sanitary sewer.

This report enables The India Cultural Centre to recover costs relating to the excess sewer capacity as well as the City recovering costs for re-paving of No. 5 Road.



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

SCHEDULE A

BLUNDELL RD

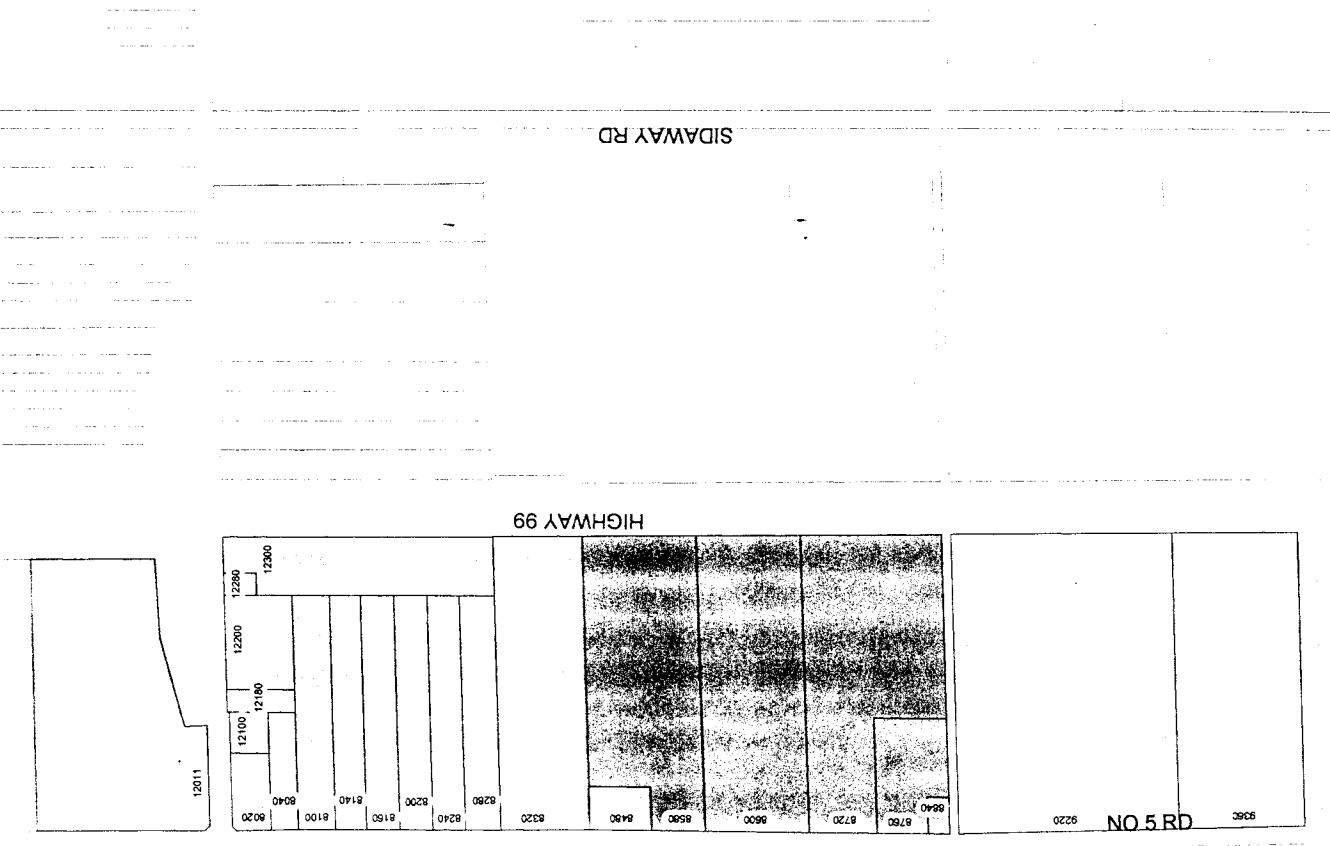
KINGSLEY CR



KINGSBRIDGE DR

KINGSWOOD DR

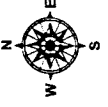
SEACOTE RD KING RD

KINGCOME AVE



 Consortium Members
 Benefitting Properties

Note:
 The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
 Users are reminded that lot sizes and legal descriptions must be confirmed at the Land Title office in New Westminster.
 This map IS NOT a legal document and is published for information and convenience purposes only.
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Schedule B

Consortium Members

Civic Address	Owner	Legal Property Description (Property Identification Number)
8580 No. 5 Road	Shia Muslim Community of BC	Plan 39242 NWLD, 20 SEC 19 BLK4N RG5W (PID #004-884-850)
8600 No. 5 Road	India Cultural Centre of Canada	Plan 39242 NWLD 19 SEC 19 BLK4N RG5W PI 29242 (PID #004-328-850)
8720 No. 5 Road	Jagjit S. Dhillon and Hercharn K. Dhillon	Plan 5239, NWLD, PCL A (Ref PL 8809) of Lot 3 SEC 19 BLK4N RG5W PL 5239 S&E Hwy 99 SRW PI 21 305 (PID #003-772-047)
8760 No. 5 Road	Richmond Jewish Day School Society of BC Inc.	Plan 5239, NWLD, 3 SEC 19 BLK4N RG5W PI 5239 S&E Ref PL 8809, Ex PL 10524 (PID #000-676-811)
8840 No. 5 Road	Subramaniya Swamy Temple of BC	Plan 5239, NWLD, B (SK 10524) OF LOT 3 SEC 19 BLK4N RG5W PL 5239 (PID #000-594-261)

Schedule C

TEMPLE NORTH					
Address	Owner	Legal	Acres	Cost/Ac.	Total
8020 No. 5	Walter Coleman Stanley Anstey in Trust Richard Lehwald in Trust Eric J. Keating in Trust Hector G. Anstey in Trust	Plan 86178, NWLD, A SEC 19 BLK4N RG5W PL 86178 PID #016-718-739	0.937	\$6,010	\$5,631.68
8040 No. 5	Richmond Chinese Evangelical Free Church Inc S-19695	Plan 4090, NWLD, S 100 FT W 1/2 LOT 1 BLK A N 1/2 SEC 19 BLK4N RG5W PL 4090 PID #004-332-695	0.996	\$6,010	\$5,986.29
8100 No. 5	Giuseppe Taddei Domenica Taddei	Plan 4090, NWLD, 2 BLK A SEC 19 BLK4N RG5W PL 4091 S&E 5 115 PID #003-413-110	2.706	\$6,010	\$16,263.95
8140 No. 5	Michael Schroeder Graham Arnot	Plan 4090, NWLD, S115 FT 2 BLK A SEC 19 BLK4N RG5W PL 4090 PID#003-516-172	2.287	\$6,010	\$13,745.62
8160 No. 5	Wang K Chen Yi-Kuei Chen	Plan 4090, NWLD, N1/2 3 BLK A SEC 19 BLK4N RG5W PL 4090 PID #003-574-113	2.496	\$6,010	\$15,001.78
8200 No. 5	Vedic Cultural Society of BC	Plan 4090, NWLD, S1/2 LOT 3 BLK A SEC 19 BLK4N RG5W PL 4090 PID #011-053-551	2.496	\$6,010	\$15,001.78
8240 No. 5	Yu-Chueh Yao Hui-Lin Ko Su-Chin Huang Yu-Chueh Yao Hui-Lin Ko c/o Becky Pang Remax Realty	Plan 55080, NWLD, 23 SEC 19 BLK4N, RG5W PL 55080 PID#003-740-315	2.403	\$6,010	\$14,442.82
8280 No. 5	Maria G. Ferreira	Plan 55080, NWLD, 24 SEC 19 BLK4N RG5W PL 55080 PID #004-099-303	2.598	\$6,010	\$15,614.84
8320 No. 5	349678 BC Ltd. c/o Kabyer Remtilla & Co.	Plan Ref LMP11796 NWLD, PCL A SEC 19 BLK4N RG5W REF LMP 11796 PID #018-402-283	8.268	\$6,010	\$49,693.41
8480 No. 5	Kenneth R. Lesueur Jacqueline H. Lesueur	Plan 29706 NWLD, 14 SEC 19 BLK4N RG5W PL 29706 PID #009-177-884	0.844	\$6,010	\$5,072.72
9220 No. 5	Christa Rodenkirchen Hermann Rodenkirchen c/o Colyvan Pacific Real Estate	Plan 21305, NWLD, PCL1 (618076E) PCL C (REF PL 1262) SEC 30 BLK4N RG5W PL 21305 PID #007-397-038	20.775	\$6,010	\$124,864.60
9360 No. 5	The Catholic Independent Schools of Vancouver Archdiocese	Plan 16032, NWLD, B SEC 30 BLK4N RG5W PL 16032 S&E PCL I (599294E) and SRW PL 21305 Hwy 99, PID #010-166-386	11.773	\$6,010	\$70,759.61
12011 Blundell Rd	Cornerstone Evangelical Baptist Church	LOT: S1/2 of SW1/4 SEC: 18-4-5 PL: NWP87640 PID: 002-555-310	12.757	\$6,010	\$76,673.78
12100 Blundell Rd	Richmond Chinese Evangelical Free Church	Plan LMP 10907, NWLD, 1 SEC 19 BLK4N RG5W LMP 10907 PID #018-300-294	0.491	\$6,010	\$2,951.07
12180 Blundell Rd	Alice Hykawy	Plan 37187, NWLD, 18 N 1/2 SEC 19 BLK4N RG5W PL 37187 PID #003-857-204	0.489	\$6,010	\$2,939.05

12200 Blundell Rd	Fujian Evangelical Church	Plan 4090, NWLD, PCL A (RD31098E) Lot 1 BLK A SEC 19 BLK4N RG5W PL 4090 S&E E 86 & PL 37187 PID #000-891-479	2.000	\$6,010	\$12,020.66
12280 Blundell Rd	BC Muslim Assoc.	Plan 33568, NWLD, 17 SEC 19 BLK4N RG5W PL 33568 PID #003-542-017	0.231	\$6,010	\$1,388.39
12300 Blundell Rd	BC Muslim Assoc.	Plan 4090, NWLD, 5 BLK A N 1/2 SEC 19 BLK4N RG5W PI 4090 S&E 33568 PID #011-053-569	4.780	\$6,010	\$28,729.38
Total			79.327	\$6,010	\$476,781.44

Cost Breakdown	
Consultant - Karley Mgmt	\$77,739.93
Contractor - J Cote	\$123,850.02
Pump Station - GVRD	\$252,478.00
Shell Road Forcemain	\$150,184.66
City Paving Costs	\$69,787.85
Sub-Total	\$674,040.47
Portion Paid by Consortium Members	\$197,259.03
Total	\$476,781.44