



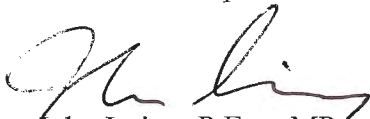
City of Richmond

Report to Committee

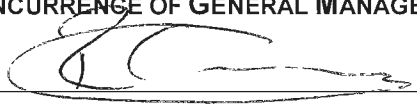


To: Public Works and Transportation Committee **Date:** May 1, 2017
From: John Irving, P.Eng. MPA **File:** 10-6060-01/2017-Vol
 Director, Engineering 01
Re: **Statutory Right-of-Way Acquisition and Servicing Agreement for
 Development at 13201 River Road**

Staff Recommendation

1. That a utilities statutory right-of-way (SRW) be acquired from Sun Life Assurance Company of Canada over a portion of 13331 Vulcan Way, at no cost to the City; and
2. That the Chief Administrative Officer and the General Manager, Engineering & Public Works, be authorized to execute a servicing agreement with Spire Construction Inc., the tenant of 13201 River Road, to install water and drainage works within City dedicated land and the proposed SRW area, based on the material terms and conditions set out in the staff report titled, "Statutory Right-of-Way Acquisition and Servicing Agreement for Development at 13201 River Road," dated May 1, 2017 from the Director, Engineering.


 John Irving, P.Eng. MPA
 Director, Engineering
 (604-276-4140)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Water Services	<input checked="" type="checkbox"/>	
Sewerage & Drainage	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Spire Construction Inc. has requested a servicing agreement with the City to install water and drainage works, in order to provide water and drainage service to their proposed development at 13201 River Road, which is owned by the Vancouver Fraser Port Authority.

The purpose of this report is to obtain Council approval to acquire a utilities statutory right-of-way (SRW) over a portion of 13331 Vulcan Way, and to enter into a servicing agreement with Spire Construction Inc.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.2. Infrastructure is reflective of and keeping pace with community need.

Analysis

Spire Construction Inc. is entering into a long-term lease agreement with the Vancouver Fraser Port Authority to develop a 73,000 ft² light industrial facility, including 7,100 ft² of office space, at 13201 River Road. The property is zoned light industrial.

In order for Spire Construction Inc. to construct the proposed servicing agreement works and provide water service to the development, a SRW must be acquired from the neighbouring property at 13331 Vulcan Way (owned by Sun Life Assurance Company of Canada). The proposed SRW acquisition, which would be negotiated between Spire Construction Inc. and Sun Life Assurance Company of Canada, would be at no cost to the City and would be substantially in the City's standard form. This SRW would benefit the City by also providing access to an existing City sanitary main located on private property.

The following are the key terms and conditions of the proposed servicing agreement with Spire Construction Inc.:

- Spire Construction Inc. to install a new watermain within the proposed SRW area south of 13201 River Road;
- Spire Construction Inc. to install a drainage service connection and watercourse crossing at the northwest corner of 13201 River Road;
- Spire Construction Inc. to complete the works within a defined schedule, to be determined through the servicing agreement process;

- Spire Construction Inc. to provide financial security for the City to complete any unfinished works, amount to be determined through the servicing agreement process; and,
- Spire Construction Inc. to indemnify the City.

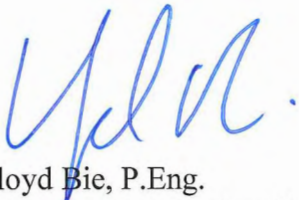
Attachment 1 shows a schematic of the proposed SRW area and water and drainage works required to service 13201 River Road.

Financial Impact

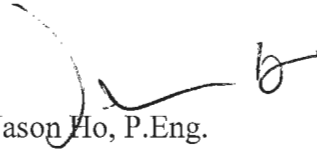
None.

Conclusion

Spire Construction Inc. has requested a servicing agreement with the City to install water and drainage works, in order to provide water and drainage service to their proposed development at 13201 River Road. In order for servicing agreement works to be constructed, a SRW must be acquired over a portion of 13331 Vulcan Way. Staff recommend support for the works and request Council approval to acquire the SRW and enter into a servicing agreement.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(4075)

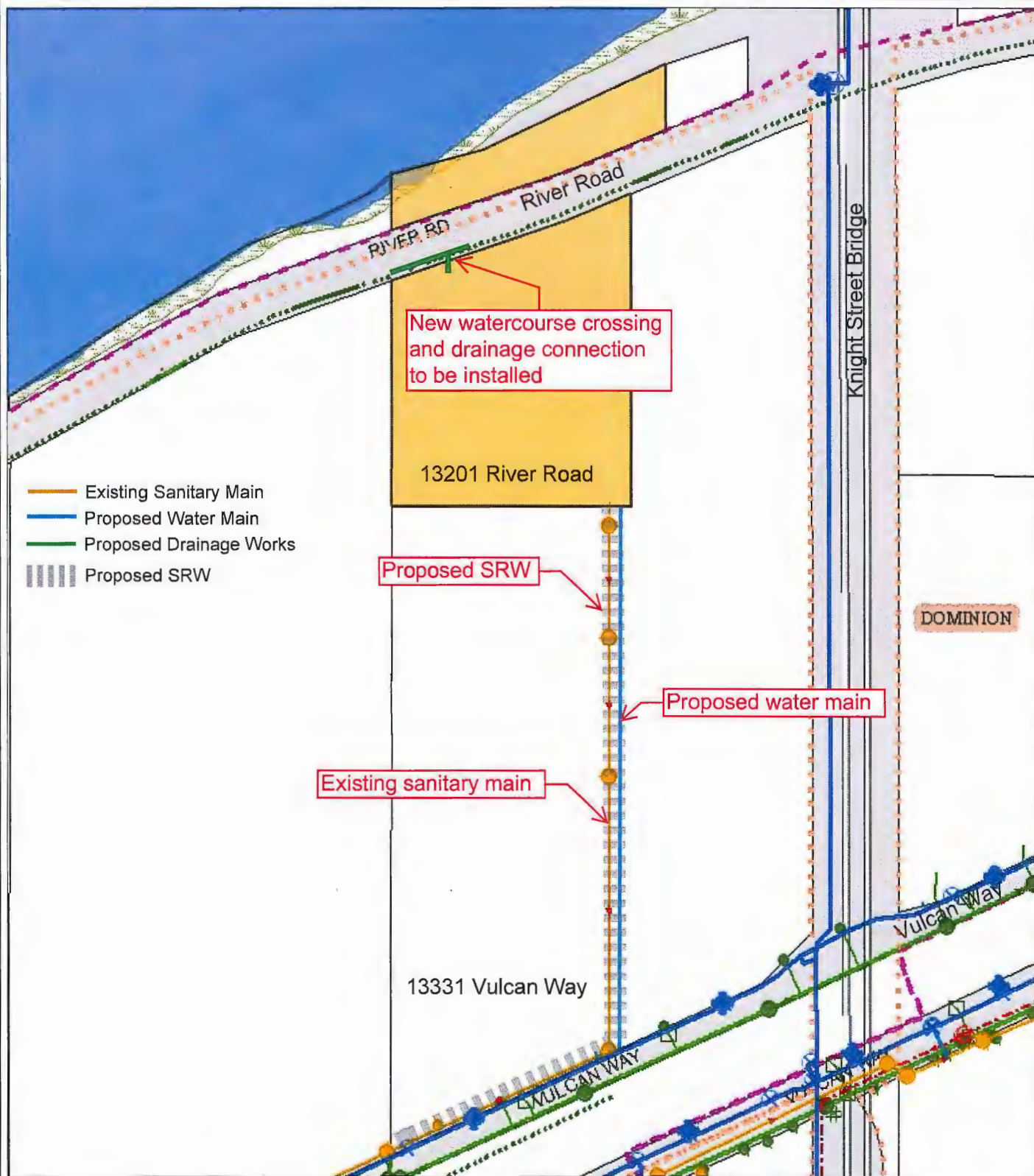


Jason Ho, P.Eng.
Project Engineer
(1281)

LB;jh

Att. 1: Proposed Servicing Agreement Works for 13201 River Road

Proposed Servicing Agreement Works for 13201 River Road



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.