



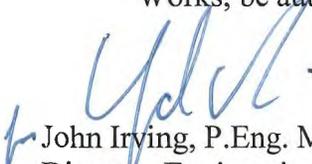
# City of Richmond

## Report to Committee

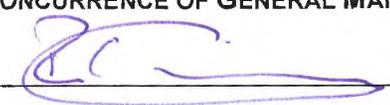
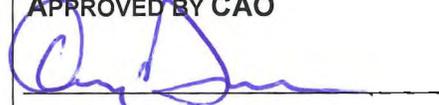
**To:** Public Works and Transportation Committee      **Date:** February 23, 2017  
**From:** John Irving, P.Eng. MPA      **File:** 10-6060-01/2017-Vol  
 Director, Engineering      01  
**Re:** **Servicing Agreement with YYH Development Ltd. for 6340 No. 3 Road**

### Staff Recommendation

1. That the City enter into a servicing agreement with YYH Development Ltd. to remove and replace an ageing City sanitary sewer main located on their property at 6340 No. 3 Road;
2. That the existing statutory rights-of-way (SRW), Registration No. A18319, 288432C, 288922C, and 52405, registered to 6340 No. 3 Road (Lot 169 Section 9 Block 4N Range 6W New Westminster Plan 41547) be discharged in its entirety; and
3. That the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized to execute the above recommendations.

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

Att. 1

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

## Staff Report

### Origin

The property owner of 6340 No. 3 Road, YYH Development Ltd. ("the Owner"), has requested to enter into a servicing agreement with the City to remove and replace an ageing City sanitary sewer main located on their property at 6340 No. 3 Road.

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.*

6.1. *Safe and sustainable infrastructure.*

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

This report outlines the terms of the proposed servicing agreement and seeks Council approval to enter into a servicing agreement with the Owner and to discharge existing statutory rights-of-way (SRW) registered to their property.

### Analysis

In order for the Owner to proceed with development-related site preparation works and to prevent damage to City infrastructure, a servicing agreement is required for the Owner to remove and replace a City sanitary sewer main.

The Owner intends on submitting a rezoning application to redevelop 6340 No. 3 Road. The proposed servicing agreement is independent of potential rezoning applications, and entering into the agreement does not impact Council's consideration of such rezoning applications. If a rezoning application is submitted, a separate staff report will be provided to Planning Committee and Council for consideration at a later date. The staff report will identify infrastructure works that will be required for development, along with a separate servicing agreement.

The following are the key terms and conditions of the proposed servicing agreement with the Owner:

- The Owner to construct new sanitary sewer main on Cook Road and connect to future sanitary main on Buswell Street, while maintaining service to neighbouring properties, at their cost;
- The Owner to remove existing sanitary sewer main on their property and along Cook Road, at their cost;
- The Owner to complete the works within a defined schedule, to be determined through the servicing agreement process;

- The Owner to provide financial security for the City to complete any unfinished works, the amount of which to be determined through the servicing agreement process; and
- The Owner to indemnify the City.

Attachment 1 outlines the sanitary sewer works included in the proposed servicing agreement. It is the City's preference to locate infrastructure within road dedications. Entering into the proposed servicing agreement will benefit the City by advancing the replacement of ageing sanitary infrastructure and by relocating infrastructure onto City road dedication.

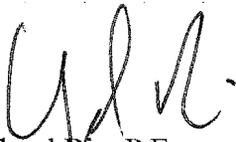
Once the sanitary sewer is removed and replaced, staff recommend that SRW Registration No. A18319, 288432C, 288922C, and 52405, registered to 6340 No. 3 Road (Lot 169 Section 9 Block 4N Range 6W New Westminster Plan 41547) be discharged in its entirety. The SRWs currently serve the existing sanitary sewer and will not be required once the sanitary sewer is removed and replaced.

### **Financial Impact**

None.

### **Conclusion**

The Owner has requested to enter into a servicing agreement with the City to remove and replace an ageing City sanitary sewer main located on their property, in order to proceed with development-related site preparation works and to prevent damage to City infrastructure. Staff recommend support for the works and request Council approval to enter into a servicing agreement with the Owner.



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

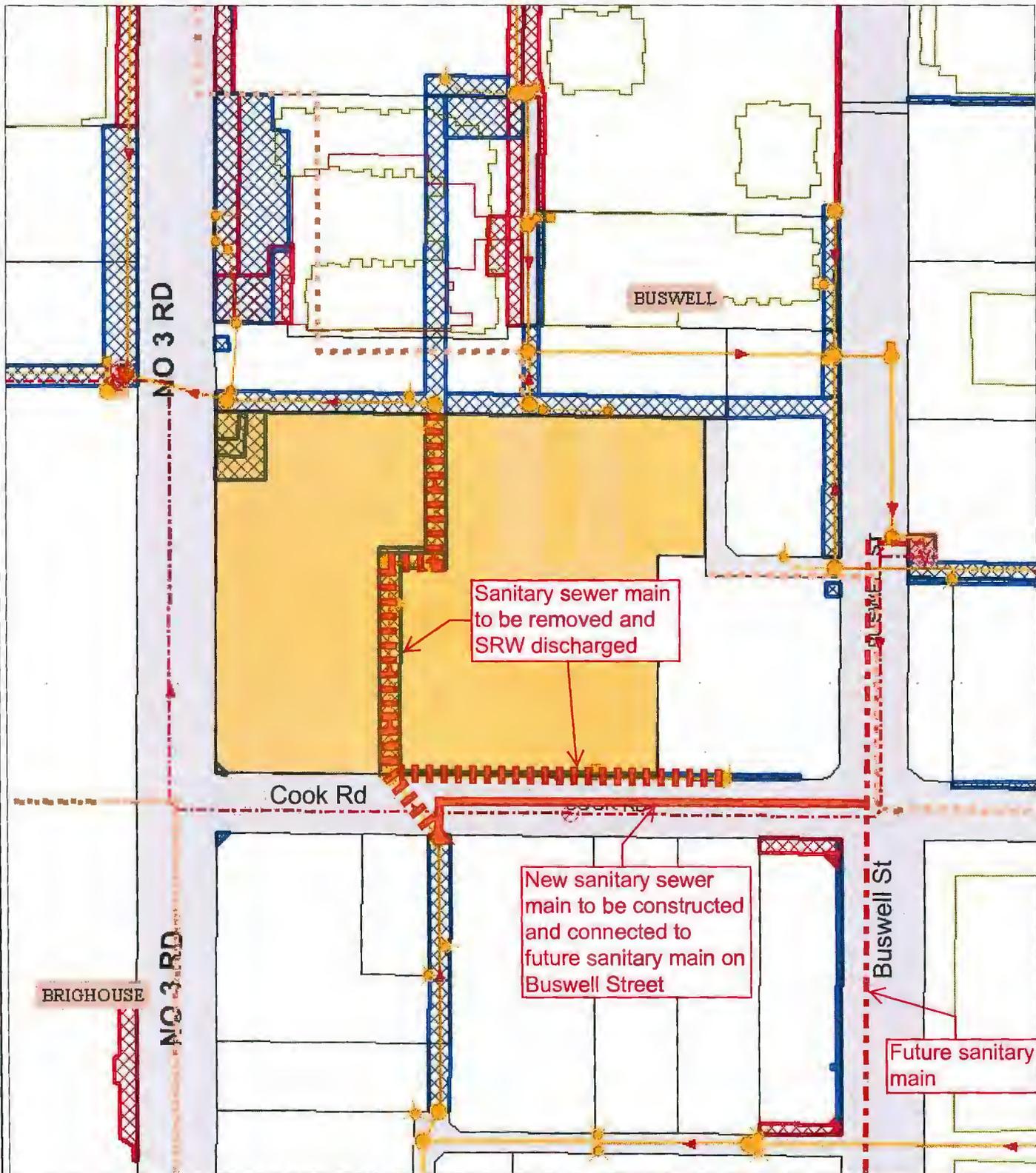


Jason Ho, P.Eng.  
Project Engineer  
(1281)

LB:jh

Att. 1: Proposed Infrastructure Works for 6340 No. 3 Road

### Proposed Infrastructure Works for 6340 No. 3 Road



Sanitary sewer main to be removed and SRW discharged

New sanitary sewer main to be constructed and connected to future sanitary main on Buswell Street

Future sanitary main

76.7 0 38.33 76.7 Meters

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.