



City of Richmond

Report to Committee

To: General Purposes Committee

Date: November 3, 2020

From: Milton Chan, P.Eng.
Director, Engineering

File: 10-6060-01/2020-Vol
01

Re: Servicing Agreement for Development at 3231 No. 6 Road

Staff Recommendation

That the Chief Administrative Officer and the General Manager, Engineering & Public Works, be authorized to execute a servicing agreement with Conwest Bridge Ltd. to install a new sanitary main within City road dedication based on the terms set out in the staff report titled "Servicing Agreement for Development at 3231 No. 6 Road", dated November 3, 2020 from the Director, Engineering.

Milton Chan, P.Eng.
Director, Engineering
(604-276-4377)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Sewerage & Drainage	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The property owner of 3231 No. 6 Road, Conwest Bridge Ltd. (“the Owner”), has requested to enter into a servicing agreement with the City to install approximately 170 meters of new sanitary main along No. 6 Road to the southwest corner of Bridgeport Road.

This report supports Council’s Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City

Enhance and protect the safety and well-being of Richmond.

1.2 Future-proof and maintain city infrastructure to keep the community safe.

This report supports Council’s Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

This report outlines the terms of the proposed servicing agreement and seeks Council approval to enter into a servicing agreement with the Owner.

Analysis

Conwest Bridge Ltd. has submitted a building permit application (BB20-897044) to construct a light industrial warehouse at 3231 No. 6 Road.

The existing sanitary line that services 3231 No. 6 Road is located within a utilities statutory right-of-way (SRW) over the neighboring property, 3300 Viking Way. This sanitary line is not suitable for servicing the new warehouse proposed at 3231 No. 6 Road, as the existing building at 3300 Viking Way has been constructed on top of the sanitary line within the utility SRW, making the existing aging sanitary main inaccessible for servicing or replacement. In order to provide sanitary servicing for the new warehouse at 3231 No. 6 Road, a new sanitary line needs to be constructed along No. 6 Road. Staff recommend entering into a servicing agreement with the Owner for the construction of the sanitary main on City road dedication as part of the Owner’s building permit application process.

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

- The Owner to construct approximately 170 meters of new sanitary sewer lines on No. 6 Road and tie-in to the existing manhole at the southwest corner of Bridgeport Road, at the Owner’s cost;

- The Owner to remove existing sanitary sewer main and service connection on their property;
- The Owner to complete the works within a defined schedule as specified in the servicing agreement process;
- Prior to issuance of the Building Permit, 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. Entering into the proposed servicing agreement will benefit the City by ensuring that active utility infrastructure can be accessed and maintained.

Financial Impact

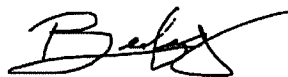
None.

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 the proposed building permit application (i.e., BB20-897044). Staff recommend support for the works and request Council approval to enter into a servicing agreement with the Owner.



Jason Ho, P.Eng.
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Beata Ng, P.Eng.
Project Engineer
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Att. 1: Proposed Infrastructure Works for 3231 No. 6 Road

Attachment 1 – Proposed Infrastructure Works for 3231 No. 6 Road

