



To: Public Works and Transportation Committee

Date: April 4, 2016

From: John Irving, P.Eng. MPA
Director, Engineering

File: 10-6060-01/2016-Vol
01

Re: Servicing Agreement with I-Fortune

Staff Recommendation

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to finalize and execute a Servicing Agreement between the City and 1004732 B.C. Ltd. (I-Fortune) to construct a sanitary sewer and temporary sanitary pump station within Anderson Road, based on the material terms and conditions set out in the staff report titled "Proposed Servicing Agreement with I-Fortune" dated April 4, 2016 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
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: DW	APPROVED BY CAO

Staff Report

Origin

1004732 B.C. Ltd. (I-Fortune) has applied to the City of Richmond requesting a servicing agreement to construct a temporary sanitary pump station and a permanent sanitary sewer within Anderson Road, to accommodate flows from the existing sanitary sewer so that the existing sewer may be abandoned. The temporary sanitary pump station will remain in service until the permanent sanitary sewer is constructed.

Analysis

I-Fortune has begun ground densification and preload of their development site, 6840, 6860 No. 3 Road and 8051 Anderson Road. A statutory right of way (SRW) and sanitary sewer prevent I-Fortune from completing their ground improvements. To advance their construction schedule, I-Fortune request to enter into a servicing agreement that will enable them to abandon the existing sanitary sewer. The proposed servicing agreement will require I-Fortune to:

- Construct a temporary sanitary pump station that will temporarily divert flows away from the existing sanitary sewer and allow it to be abandoned.
- Provide security for the City to own, operate, maintain and decommission the temporary sanitary pump station if required.
- If required, grant the City a SRW to enter the development site to ensure the continued operation of the temporary sanitary pump station.
- Provide security for the City to construct 130m of permanent sanitary sewer along Anderson Road to permanently divert sanitary flows away from the existing sanitary sewer.
- Complete the works within a defined schedule.
- Indemnify the City.

The site is the subject of an active rezoning application (RZ 14-678448) to permit a mixed-use development on the site. A second servicing agreement will be required for additional utility and road servicing works as the development proceeds through rezoning. A staff report on the rezoning application will be brought forward for Council consideration at a later date upon completion of the staff review.

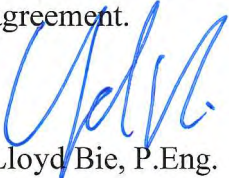
Attachment 1 shows a schematic of the proposed sanitary system works. It is the City's preference to locate utility infrastructure within road dedications. Entering the servicing agreement will benefit the City by advancing the removal of a sanitary sewer from within a SRW located on private property.

Financial Impact

None

Conclusion

I-Fortune have requested a servicing agreement to construct a temporary sanitary pump station and a permanent sanitary sewer within Anderson Road to accommodate flows from the existing sanitary sewer so that the existing sewer may be abandoned. The agreement's terms will protect the City's interests and advance the abandonment of a sanitary sewer within private property. Staff recommend support for the works and seek Council authorization to enter into a servicing agreement.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(604-276-4075)



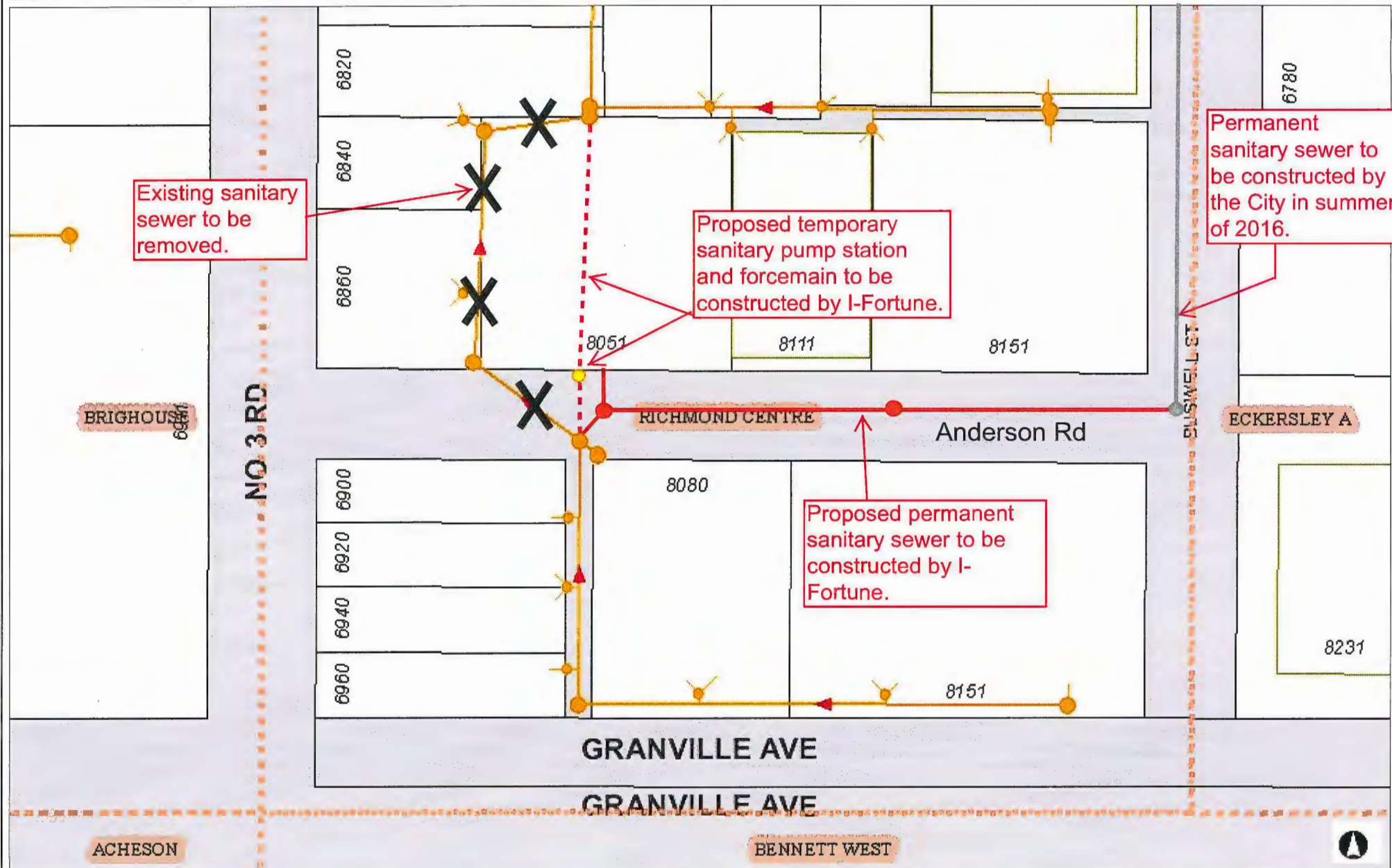
Andy Bell, P.Eng.
Project Engineer
(604-247-4656)

LB:ab

Att. 1: Proposed Sanitary System Works Map

Proposed Sanitary System Works

Attachment 1



58.9 0 29.47 58.9 Meters