

NO: R078

COUNCIL DATE: April 25, 2022

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 20, 2022**

FROM: **General Manager, Engineering** FILE: **4722-004**

SUBJECT: **Local Area Service – Sanitary Sewer Extension on 54 Avenue from 12710 to 12807 – 54 Avenue**

RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Approve the establishment of a Local Area Service to allow a sanitary sewer main extension on 54 Avenue from 12710 to 12807 – 54 Avenue, as illustrated on the map attached to this report as Appendix “I”, at an estimated total cost of \$265,000, which costs will be fully recovered by a Local Area Service charge that will be apportioned based on final costs and on a lot area basis all in accordance with City policy; and
2. Authorize the City Clerk to bring forward the necessary Local Area Service Bylaw for the required readings.

INTENT

The purpose of this report is to advise Council of a petition that has been received by the City for the installation of a sanitary sewer main extension by way of a Local Area Service (“LAS”) process and to seek Council approval for such works to be constructed under a LAS Bylaw in accordance with City Policy.

DISCUSSION

The owners of properties fronting 54 Avenue from 12710 to 12807 – 54 Avenue (all as illustrated on the map attached as Appendix “I”) have petitioned the City to extend a sanitary sewer main to provide sanitary service to the fronting properties. The petition has been certified as being “sufficient” in accordance with the requirements of the *Community Charter*. A copy of the City Clerk’s Certificate of Sufficiency is attached to this report as Appendix “II”.

To service this area, a typical conventional sewer is not feasible due to an absence of road rights-of-way that follow the natural topography. Therefore, servicing will be achieved through construction of a low pressure sewer system that requires homeowners to provide private pump equipment as their parcel is serviced. Low pressure sewers are used elsewhere in Surrey, particularly in very flat areas or where there are insufficient utility corridors that follow the slope.

The cost of the sanitary sewer extension has been estimated at \$265,000 and will be shared among the properties within the benefiting area based on the lot area and the number of service connections for each property as documented in the Engineer's Report, a copy of which is attached to this report as Appendix "III". This is consistent with the City LAS Policy.

FUNDING

Funding for the sanitary sewer main extension is available in the approved Sanitary Sewer Capital LAS Program with costs to be recoverable over the amortized period of 15 years based on the LAS charges that will be collected from the benefiting properties.

SUSTAINABILITY CONSIDERATIONS

The sanitary sewer main extension supports the City's Sustainability Charter 2.0. In particular, the project relates to the Sustainability Charter 2.0 theme of Infrastructure. Specifically, this project supports the following Desired Outcomes ("DO's") and Strategic Directions ("SD's"):

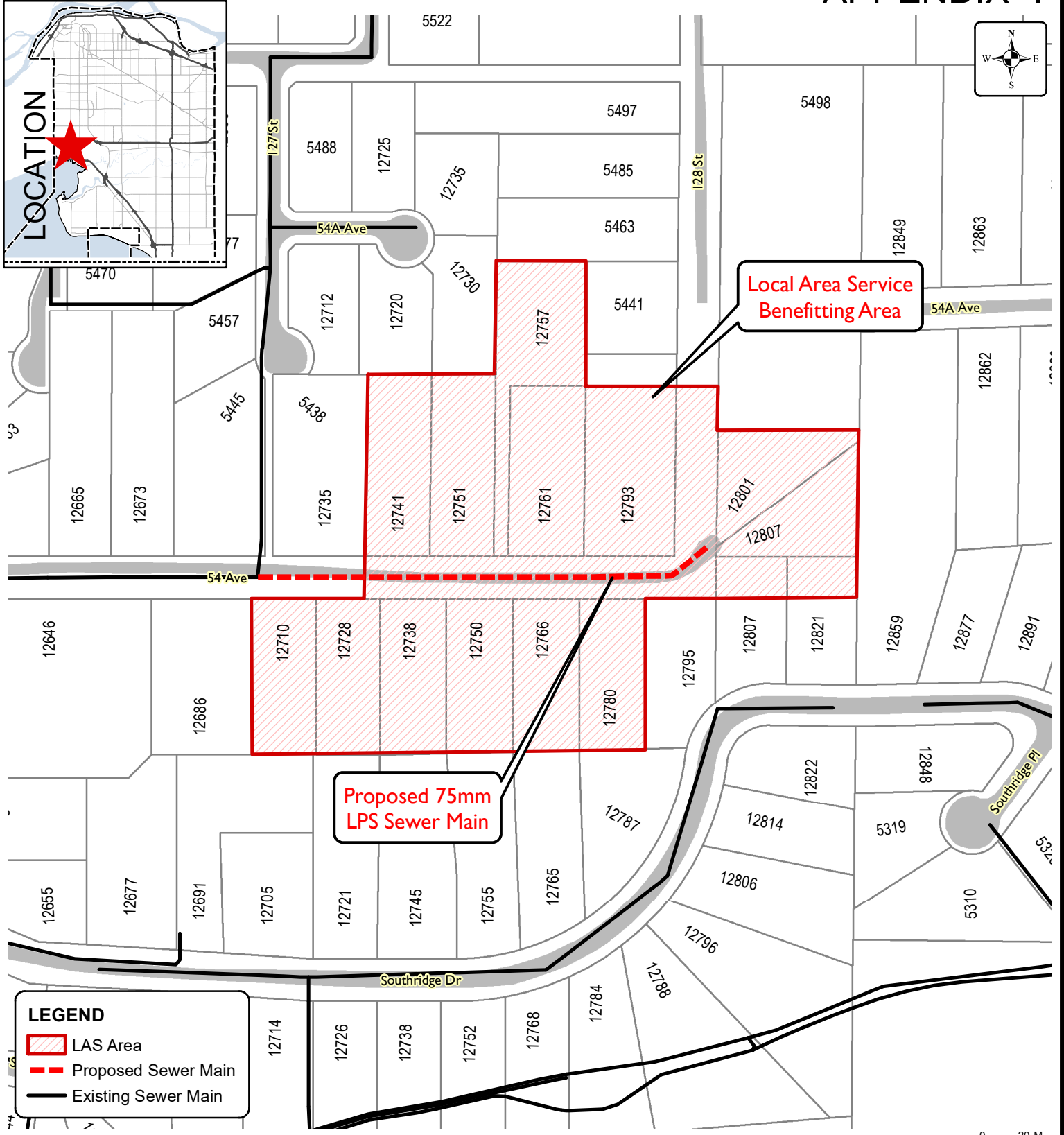
- All Infrastructure DO₂: Infrastructure systems provide safe, reliable and affordable services;
- All Infrastructure DO₃: Infrastructure systems are designed to protect human health, preserve environmental integrity, and be adaptable to climate change impacts;
- All Infrastructure SD₂: Develop and manage our assets to adapt to technological change; and
- All Infrastructure SD₃: Develop and manage the green infrastructure network to continue to deliver ecosystem services.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the establishment of the LAS project and authorize the City Clerk to bring forward the necessary LAS Bylaw for the required readings.

Scott Neuman, P. Eng.
General Manager, Engineering

Appendix "I": Map of LAS Area Benefitting Properties
Appendix "II" City Clerk's Certificate of Sufficiency
Appendix "III" Engineer's Report



Produced by GIS Section: 21-Apr-2022, P205803

Scale: 1:2,500 0 20 M



**Local Area Service Map
(#4722-004)**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Utility\JX_54 Ave-12710 to 12807_API.mxd



INTER-OFFICE MEMO

TO: **General Manager, Engineering**

FROM: **City Clerk**

DATE: **April 13, 2022**

FILE: **4722-004**

RE: **Petition for Local Area Service - Sewer Extension**

Pursuant to section 212 of the *Community Charter*, a petition has been received regarding the provision of a sanitary sewer extension on 54 Avenue from 12710 to 12807 – 54 Avenue. A total of 8 petitions were received for determination.

In each instance, staff underwent the following review process:

1. Verification of signatures received and preliminary results.
2. Verification of the assessed value of each of the properties affected.
3. Verification of the ownership of each parcel and validity of signature(s).
4. Acceptance or rejection of petition pursuant to section 212(3) of the *Community Charter*.

In each instance, the sufficiency and validation requirements of the *Community Charter* have been attained.

Attached is the Certificate of Sufficiency this proposed project.

Jennifer Ficocelli
City Clerk

JF /sh/attachment
cc. Engineering Project Supervisor



Certificate of Sufficiency
Formal Petition for Local Area Service

I, Jennifer Ficocelli, City Clerk for the City of Surrey, British Columbia, certify that I have given notice of Council's intention to undertake the following work as a Local Area Service as required by Section 212 of the *Community Charter* and that sufficient petition of the Local Area Service has been received.

General Description: **Local Area Service**
 Sanitary Sewer Extension on 54 Avenue
 from 12710 to 12807 – 54 Avenue

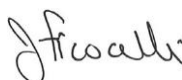
A list of the affected properties, property owners and assessed values were provided by the Engineering Section. Letters and petitions were mailed on March 4, 2022. A total of 8 petitions were returned for the Local Area Service, of which were deemed to be valid.

The following table contains the details regarding this Petition:

| | | |
|---|------------------|--------|
| Number of Properties within Petition Area | 13 | 100% |
| Petitions Received stating "Agree" | 8 | 66.67% |
| Total Assessed (2022) Value of benefitting Properties | \$ 31,137,100.00 | 100% |
| Total Assessed (2022) value of petitions in support | \$ 20,765,100.00 | 66.7% |

The total number of respondents in agreement of the Local Service Area, and their cumulative assessed property values of those respondents meet the requirement that the Petitions signed must represent at least 50% of both the number of respondents and of the assessed value of the defined boundary.

The Council may, by bylaw, undertake the work described above.


Jennifer Ficocelli
City Clerk

Date: April 13, 2022

**CITY OF SURREY
ENGINEER’S REPORT (*)
LOCAL AREA SERVICE – SANITARY SEWER EXTENSION
By FORMAL PETITION**

Pursuant to Section 212 of the Community Charter, I wish to advise in regard to the following work resolved to be undertaken as a Local Area Service.

Location: Sanitary Sewer Main Extension on 54 Ave from Address 12710. to 12807 54 Ave as shown in Schedule A.

| | |
|--|-----------------------|
| Total Estimated Cost | \$265,000 (*) |
| Total length of Sewer Main Extension | 230 m |
| Total Lot Area of the Properties in the LAS | 37,295 m ² |
| Cost Per square metre for the LAS Cost Share | \$7.11 (**) |
| Amortization Period | 15 years |
| Annual Interest Rate | 4.48%(*) |

Cost Distribution

| | Street | Number | Lot Area (m ²) | Estimated Total Costs Per Lot | Estimated Annual Payment over 15 Years |
|--------------|--------|--------|----------------------------|-------------------------------|--|
| 1 | 54 Ave | 12741 | 2,640 | \$20,954.89 | \$1,948.51 |
| 2 | 54 Ave | 12751 | 2,650 | \$21,034.27 | \$1,955.89 |
| 3 | 54 Ave | 12757 | 3,135 | \$24,883.93 | \$2,313.85 |
| 4 | 54 Ave | 12761 | 2,932 | \$23,272.63 | \$2,164.02 |
| 5 | 54 Ave | 12793 | 4,167 | \$33,075.39 | \$3,075.54 |
| 6 | 54 Ave | 12801 | 2,024 | \$16,065.42 | \$1,493.86 |
| 7 | 54 Ave | 12807 | 2,023 | \$16,057.48 | \$1,493.12 |
| 8 | 54 Ave | 12780 | 2,282 | \$18,113.28 | \$1,684.28 |
| 9 | 54 Ave | 12766 | 2,306 | \$18,303.78 | \$1,701.99 |
| 10 | 54 Ave | 12750 | 2,330 | \$18,494.28 | \$1,719.71 |
| 11 | 54 Ave | 12738 | 2,353 | \$18,676.84 | \$1,736.68 |
| 12 | 54 Ave | 12728 | 2,272 | \$18,033.91 | \$1,676.90 |
| 13 | 54 Ave | 12710 | 2,272 | \$18,033.91 | \$1,676.90 |
| Total | | | 37,295 | \$265,000.00 | \$24,641.24 |

(*) All costs are estimates only. A revised Engineer’s Report with the actual final cost and the appropriate interest rate for amortization will be prepared upon completion of the work.
(**) Each lot will have one service connection.