



Corporate NO: C003

Report COUNCIL DATE: February 14, 2000

COUNCIL-IN-COMMITTEE

TO: Mayor & Council **DATE: January 19, 2000**

FROM: Manager, Utilities **FILE: 2350-007/3**
Engineering Department

SUBJECT: Rosemary Heights Business Park Neighbourhood Concept Plan Stage II - Engineering Servicing Report

RECOMMENDATION

That Council approve the engineering servicing and financial strategies outlined in this report and cited within the 'Rosemary Heights Business Park Neighbourhood Concept Plan Engineering Report' as the means of managing engineering services for this Business Park.

INTENT

The purpose of this report is to provide Council with an overview of the engineering servicing and financial strategies for the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP).

BACKGROUND

A separate report prepared by the Planning & Development Department outlines the preferred land use for the Rosemary Heights Business Park NCP. This plan was used as the basis for the Engineering Study prepared for us by our engineering consultants - Urban Systems Ltd., who identified and analysed the servicing impacts and the associated financial issues. The details of their engineering analysis are contained in a separate report kept in the Engineering Department, and a synopsis is attached as Appendix 'A'.

The engineering services discussed within the consultant's report, a synopsis of which is appended to this report, relate only to major infrastructure. Localised site servicing requirements of individual developments are not analysed in the report, as responsibility for their provision rests with the benefiting fronting properties.

DISCUSSION

The majority of the area can proceed to development, from a servicing perspective, without any new trunk DCC infrastructure, and no additions need to be made to the existing 10 Year Servicing Plan.

The **sewer services** needed for the area are shown on Sketch 1. The area east of the catchment divide can proceed immediately, as it can flow to the existing sanitary sewer on 32 Avenue. The area to the west can proceed once the off-site local sanitary sewer is constructed on 152 Street. This sewer will be constructed as the adjacent West and Central Rosemary Heights NCP's develop. There is one small area south of the upper reaches of Morgan Creek that will not have sewer service for some considerable time until the Grandview North Interceptor is constructed. This area is, however, mostly encumbered by B.C. Hydro transmission line right-of-way.

The necessary **water services** for the area are shown on Sketch 2. All these services are local frontage mains and can connect to the nearby existing trunk water mains.

The **road layout** is shown on Sketch 3. All these roads are local roads which connect to the existing 32 Avenue and Croydon Drive.

The **stormwater management plan** for the area are shown on Sketch 4. As shown, the plan consists of two on-site detention ponds within the future developments, best management practices for water quality and local frontage services.

[Development of this plan necessitated the following minor revision to the Morgan Creek Master Drainage Plan reflected in the current 10 Year Servicing Plan. The community detention pond necessary to service the existing urban area upstream of Hwy. # 99 was proposed originally to be located elsewhere; however, as a refinement it is now relocated more suitably to the city-owned property within the B.C. Hydro right-of-way. This community pond as well as the 1,200 mm diameter trunk is not related to this NCP.]

Financing

The major off-site works identified to service the business park are contained within the current 10 year Engineering Servicing Plan or have been previously identified in either the Central Rosemary Heights or Grandview NCP's. Necessary minor changes to the storm drainage plan indicated in the attached Appendix A will be reflected in the revision to the current 10 Year Servicing Plan.

The most significant costs include the Grandview North Sanitary Interceptor (- required for a very small southerly portion of the business park along Croydon Drive). Except for this most southerly portion, the remainder of the business park does not require any additional DCC infrastructure to support the proposed land use.

The necessary infrastructure is classified as local servicing which is the responsibility of the development in the area.

CONCLUSION

The Rosemary Heights Business Park Neighbourhood Concept Plan Engineering Report provides servicing, phasing, and financial plan for the area. The report provides funding strategies such that the major servicing costs are not borne by the existing tax payers. The engineering plan has been presented to the public and has received general support.

Paul Ham, P. Eng.

Manager, Utilities

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Attachment

c.c. - General Manager, Planning & Development

- General Manager, Finance & Technology

KJJ 04/10/00 09:19 AM