



# Corporate *NO: R058*

# Report *COUNCIL DATE: April 8, 2002*

<b>REGULAR COUNCIL</b>			
<b>TO:</b>	<b>Mayor &amp; Council</b>	<b>DATE:</b>	<b>April 4, 2002</b>
<b>FROM:</b>	<b>General Manager, Engineering</b>	<b>FILE:</b>	<b>6520-01 5225-00</b>
<b>SUBJECT:</b>	<b>Detention Requirements in Neighbourhood Concept Plans (NCP)</b>		

## RECOMMENDATION

That Council adopt the following principles as part of a comprehensive detention policy for all NCPs:

1. Interim detention will only be considered if the complete land requirement for the ultimate detention pond, as identified in the NCP, is secured in the name of the City.
2. Interim detention ponds must provide a sound level of control for stormwater flows and are to be fully paid for, and maintained, by the developer until the ultimate pond is built.
3. Changes to the NCP drainage schemes can be considered, provided they are as functional, effective, safe, environmentally sound, and provide a similar level of community amenity as the original proposed scheme.
4. All additional costs of alternate drainage schemes (such as the extra cost for new storm sewer alignments, additional detention ponds, etc.,) must be funded by the initial developer who may choose to recover the extra cost through an area charge, provided the land owners give appropriate support to the initiative (i.e., Development Works Agreement).

## INTENT

The above principles reflect the way that current practice in all NCPs has evolved over the last few years. They reflect the strategy for the provision of stormwater detention approved by Council in 1997 (please see the attached Corporate Report R1256 (1997)). Report R1256, however, deals with overall principles rather than

more detailed operational issues. Additionally, since each NCP was adopted over a number of years, and prepared by various consultants, it has led to some confusion over means for the provision of detention requirements. Adopting these principles will ensure a comprehensive and consistent approach to detention in all NCPs.

## **BACKGROUND**

In developing the servicing strategies for NCPs, Council approved a number of principles including the requirement that all NCPs be self-financing and that land for stormwater detention be secured before development can proceed. These strategies give developers a number of options for both providing and financing stormwater detention facilities. The following points (and associated recommendations) are to provide greater clarity on the options that developers have:

### **Detention Requirements in NCP's**

Community stormwater detention facilities are a vital component of the City's stormwater management plan for many areas. The siting for this type of infrastructure depends heavily on local topography, existing drainage patterns and creek location. For these reasons, reserving the appropriate sites for these facilities prior to development of the NCP area is a fundamental requirement. Once the land has been secured in favour of the City, a limited number of interim detention ponds within an NCP could be allowed, facilitating development to proceed while knowing that the ultimate site is reserved. The interim detention pond must provide a sound level of control for stormwater flows and be fully funded and maintained by the developer until a permanent pond is built by the City. Costs for interim detention are not rebateable against DCCs.

### **Land Costs and Excess Land**

Large community facilities are usually identified in the 10-year plan and are included as part of the drainage DCC items. Land costs are included in the estimated cost of the facility. Only the land reasonably required for the pond is eligible for purchase by drainage DCCs. Any excess land from an original parcel is typically amalgamated by the developer into the new subdivision plans of the adjacent area. In the case of multi-purpose facilities, excess lands can be purchased by other groups such as the Surrey Parks, Recreation and Culture Department or the School Board.

### **Partial Pond Construction**

Once the complete land requirement for the ultimate detention pond is secured in the name of the City, developers may proceed to build a portion of the ultimate pond to provide their detention requirement, provided there will be no additional cost to the City associated with this phased approach.

### **Financing of Detention Ponds**

In accordance with Council's policy respecting the developer-pay principle that requires each NCP to be financially self-sufficient, there are significant up-front drainage works that sometimes need to be implemented before some areas can develop. However, the City has many mechanisms to facilitate the financing of these services that include traditional latecomer agreements and, more recently, DCC front-enders agreements.

## **CONCLUSION**

Adopting this comprehensive policy for all the NCPs will help clarify the servicing requirements for

developers, since community detention facilities are vital components of the stormwater management plans for each NCP.

Paul Ham, P. Eng.

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Attachment

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