

NO: R181

COUNCIL DATE: October 5, 2009

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 22, 2009**

FROM: **General Manager, Engineering**

PROJECT FILE: **4709-903**

SUBJECT: **Local Area Service for Bridgeview West Cell Steep Grade Gravity Sewer System**

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## RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Authorize a Local Area Service (LAS) to replace the existing Vacuum Sewer System in the Bridgeview West Cell benefitting area as shown in Appendix I, as formally petitioned (at an estimated cost of \$6,800,000) with a third of the costs, when final costs are established, to be apportioned to and levied on the benefitting lots in accordance with By-law No. 17000,; and
2. Authorize the Clerk to bring forward for the required readings Local Area Service By-law, 2009, No. 17000, which is attached as Appendix V to this report.

## INTENT

The purpose of this report is to seek Council approval to use a Local Area Service to replace the existing Vacuum Sewer System (VSS) with a steep grade gravity sewer system in the Bridgeview West Cell sewer catchment.

## BACKGROUND

In July, 2009 Council initiated (R120; 2009) the Bridgeview West Cell Gravity Sewer System LAS as a result of the City receiving a grant under the BC Build Canada Infrastructure Program. This grant will fund two-thirds of the cost of the works proposed under the subject LAS while the City's one-third contribution will be recovered through this LAS under the following principles:

1. The City will continue to provide sanitary sewer service to its existing customers without sewer replacement charges being applied, irrespective of whether the sanitary system has been improved or replaced, except where new development occurs on a benefitting lot or where a new sewer connection is provided to a property that does not currently have an active connection.
2. New development will be required to pay a share of the costs at the time of development on any lot.

## DISCUSSION

LAS recoveries will be established as follows:

1. The lateral sewer cost component will be apportioned based on the area of each lot and will be collected at the time of new development on a lot or at the time of installation of the new connection. The estimated unit charge for this component is \$10.91 per square metre based on the total area of the benefitting lot.
2. The connection cost component of the LAS will be apportioned by the number of connections required for each new development. The estimated unit charge is \$1,400 per connection.

Exemption related to the lateral sewer charge component will be granted to any residential lots where an existing house is demolished and a new one is built; however, the connection cost component will not be exempted as the Sanitary Sewer Regulation and Charges By-law requires a lot owner to replace the existing connection if it is 30 years old or older, whenever the lot is redeveloped. This approach will ensure that the LAS is consistent with the Sanitary Sewer Regulation and Charges By-law.

As required by the *Community Charter*, notice was sent by mail to all affected owners on July 24, 2009.

A Public Open House was held on August 19, 2009, to explain the proposed sewer replacement works, the LAS initiative, the counter petition process, and the timing of LAS charges. A total of 56 out of 217 property owners who will be affected by the LAS attended the open house and 19 comment forms were completed and returned. Most of the respondents commented that the sewer replacement system will make Bridgeview a better neighbourhood and increase the property value in the area. A summary of the comments is provided in Appendix III.

The petitions-against received by the City during the counter-petition process were certified to be "insufficient". Most of the petitions-against (25 out of 32) were received before the open house. A number of these owners expressed during or after the open house that they would not have submitted the petitions-against if they had fully understood the LAS at the time they submitted their petition. Overall, 32 out of 217 affected lot owners submitted petitions-against, which represents a 14.75% of the affected owners. The City Clerk's certificate of sufficiency is attached as Appendix IV.

The works to which the LAS applies are expected to be completed by early 2011.

### **Sustainability Considerations**

The replacement works are consistent with the Sustainability Charter in relation to:

- Minimizing the operational and maintenance costs for the sewer system in Bridgeview;
- Reducing the extraneous inflow into the sewer system, which in turn reduces the energy consumption to pump and treat the sewage;
- Reducing the sewage flow which will mitigate the sanitary sewer overflows in the Metro Vancouver's trunk system and thereby reducing the need for the construction of larger conveyance and treatment systems to handle the larger flow; and
- Facilitating industrial developments in the Bridgeview area, which will lead to increased employment in Surrey in support of the City's objective to have a balance between local jobs and resident workers in Surrey.

In particular, the sewer works covered by the LAS support the following Charter Scope actions:

- EC2: Economic Development Strategy and an Employment Land Strategy;
- EC3: Sustainable Infrastructure Maintenance and Replacement;
- EN1: Energy Efficiency;
- EN2: Waste Reduction;
- EN8: Sustainable Engineering Standards and Practice; and
- EN16: Land, Water and Air Quality Management.

## CONCLUSION

Based on the above, discussion, it is recommended that Council:

- Authorize a Local Area Service (LAS) to replace the existing Vacuum Sewer System in the Bridgeview West Cell benefiting area as shown in Appendix I, as formally petitioned (at an estimated cost of \$6,800,000) with a third of the costs, when final costs are established, to be apportioned to and levied on the benefitting lots in accordance with By-law No. 17000,; and
- Authorize the Clerk to bring forward for the required readings Local Area Service By-law, 2009, No. 17000, which is attached as Appendix V to this report.

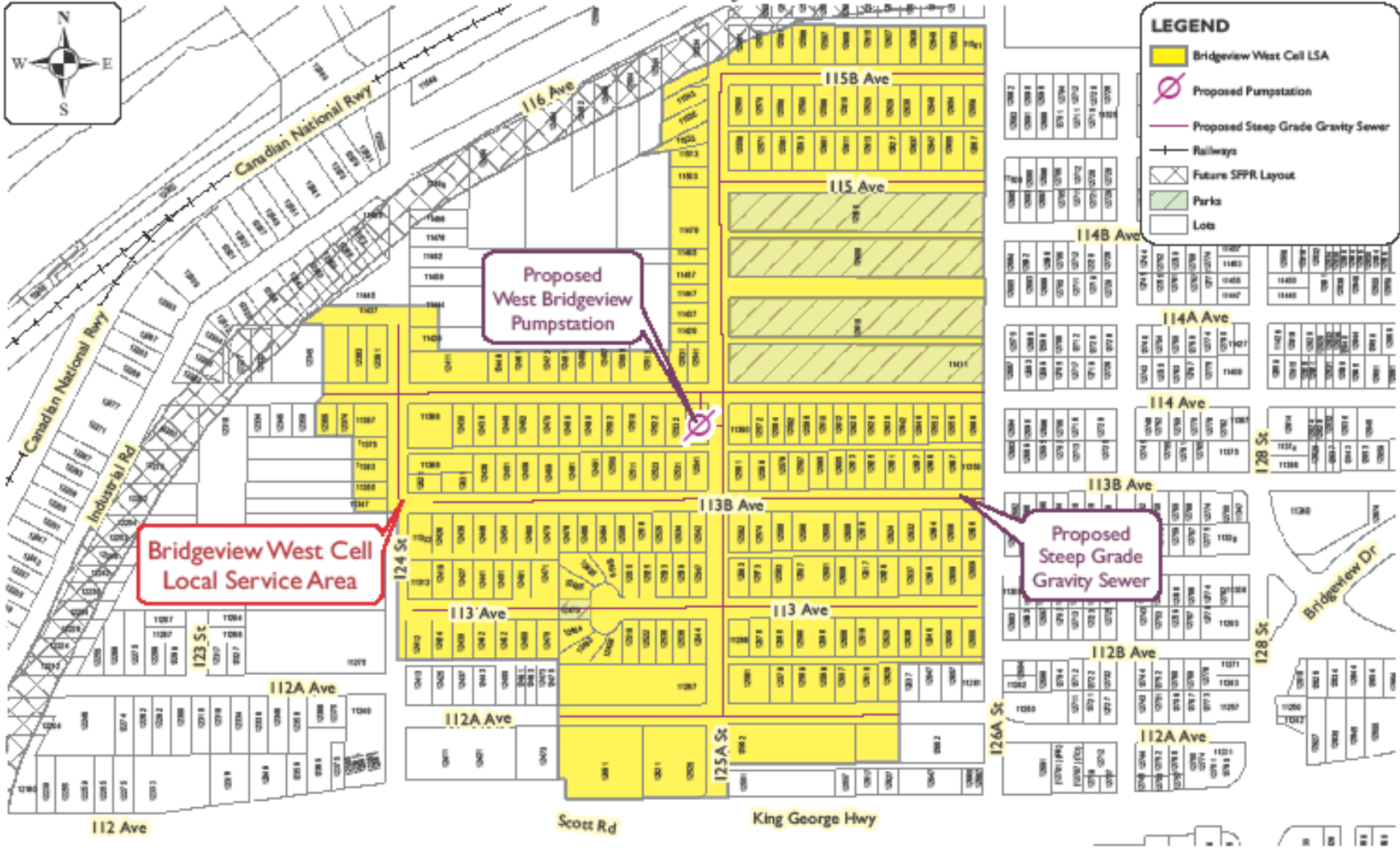
Vincent Lalonde, P. Eng.  
General Manager, Engineering

VL/KDZ/RL/brb

c.c. - General Manager, Finance & Technology  
- City Clerk  
- Local Area Service Clerk

Appendix I - Local Area Service Map  
Appendix II - Engineer's Report  
Appendix III - Feedback Form  
Appendix IV - City Clerk's Certificate  
Appendix V - Local Area Service By-law, 2009, No. 17000

# APPENDIX I: PROJECT #4709-903



**LEGEND**

- Bridgeview West Cell LSA
- Proposed Pumpstation
- Proposed Steep Grade Gravity Sewer
- Railways
- Future SPPR Layout
- Parks
- Lots

Bridgeview West Cell  
Local Service Area

Proposed  
West Bridgeview  
Pumpstation

Proposed  
Steep Grade  
Gravity Sewer



## Bridgeview Steep Grade Gravity Sewer Local Area Service Map

**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.

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CorporateReports\_Eng-Utilities\  
CS-BridgeviewCell-App1.mxd

## APPENDIX II

### CITY OF SURREY

#### ENGINEER'S REPORT (\*)

**LOCAL AREA SERVICE – BRIDGEVIEW WEST CELL  
STEEP GRADE GRAVITY SEWER SYSTEM  
On COUNCIL INITIATIVE - SUBJECT TO PETITION AGAINST**

Pursuant to Section 213 of the Community Charter, I advise in regard to the following work resolved to be undertaken as a Local Area Service.

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**Work:** Bridgeview West Cell Steep Grade Sewer System to replace the existing vacuum sewer.

**Location:** Bridgeview West Cell in the area roughly bounded by South Fraser Perimeter Road, 124 Street, King George Highway, and 126A Street as shown outlined in dark outline in Appendix I.

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Total Estimated Cost	\$ 6,800,000(*)
City's Contribution to the Project	1/3
Total Estimated Costs for System Replacement	\$5,888,600(*)
Total Area of the Properties in the Local Service Area	179,961.90 sq.m.
Cost Per Square Metre for System Replacement Tax Component (one-third recovery)	\$10.91(*)
Total Estimated Costs for Service Connections	\$911,400(*)
Number of Properties in the Local Service Area	217
Cost per Service Connection (one-third recovery)	\$1,400(*)
Amortization Period	15 years
Annual Interest Rate	7.15%(*)

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(\*) All costs and interest are estimates only. A revised Engineer's Report with the actual cost and the appropriate interest rate for amortization will be prepared upon completion of the work.

**Cost Distribution – Base Charge**

	Address		Lot Area (sq.metres)	System Replacement Component	Service Connection Component	LAS Tax (Total)
	House	Road				
1	12561	112A AVE	1,498.76	\$16,347.11	\$1,400.00	\$17,747.11
2	12562	112A AVE	4,486.51	\$48,934.92	\$1,400.00	\$50,334.92
3	12579	112A AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
4	12589	112A AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
5	12599	112A AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
6	12607	112A AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
7	12615	112A AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
8	12629	112A AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
9	12662	112A AVE	1,496.35	\$16,320.86	\$1,400.00	\$17,720.86
10	12412	113 AVE	863.13	\$9,414.31	\$1,400.00	\$10,814.31
11	12419	113 AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
12	12424	113 AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
13	12427	113 AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
14	12430	113 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
15	12441	113 AVE	680.03	\$7,417.15	\$1,400.00	\$8,817.15
16	12442	113 AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
17	12451	113 AVE	680.03	\$7,417.15	\$1,400.00	\$8,817.15
18	12452	113 AVE	753.51	\$8,218.65	\$1,400.00	\$9,618.65
19	12460	113 AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
20	12461	113 AVE	680.03	\$7,417.15	\$1,400.00	\$8,817.15
21	12470	113 AVE	743.29	\$8,107.19	\$1,400.00	\$9,507.19
22	12471	113 AVE	940.71	\$10,260.39	\$1,400.00	\$11,660.39
23	12484	113 AVE	727.87	\$7,938.98	\$1,400.00	\$9,338.98
24	12485	113 AVE	711.61	\$7,761.66	\$1,400.00	\$9,161.66
25	12492	113 AVE	828.39	\$9,035.34	\$1,400.00	\$10,435.34
26	12493	113 AVE	840.93	\$9,172.14	\$1,400.00	\$10,572.14
27	12498	113 AVE	701.12	\$7,647.16	\$1,400.00	\$9,047.16
28	12499	113 AVE	701.12	\$7,647.16	\$1,400.00	\$9,047.16
29	12510	113 AVE	694.52	\$7,575.22	\$1,400.00	\$8,975.22
30	12515	113 AVE	694.06	\$7,570.15	\$1,400.00	\$8,970.15
31	12522	113 AVE	696.01	\$7,591.43	\$1,400.00	\$8,991.43
32	12525	113 AVE	698.42	\$7,617.78	\$1,400.00	\$9,017.78
33	12530	113 AVE	696.10	\$7,592.45	\$1,400.00	\$8,992.45
34	12533	113 AVE	696.10	\$7,592.45	\$1,400.00	\$8,992.45
35	12538	113 AVE	694.24	\$7,572.18	\$1,400.00	\$8,972.18
36	12539	113 AVE	696.10	\$7,592.45	\$1,400.00	\$8,992.45
37	12544	113 AVE	696.75	\$7,599.54	\$1,400.00	\$8,999.54
38	12547	113 AVE	696.10	\$7,592.45	\$1,400.00	\$8,992.45

	Address		Lot Area (sq.metres)	System Replacement Component	Service Connection Component	LAS Tax (Total)
	House	Road				
39	12563	113 AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
40	12570	113 AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
41	12573	113 AVE	748.50	\$8,163.93	\$1,400.00	\$9,563.93
42	12580	113 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
43	12583	113 AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
44	12587	113 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
45	12590	113 AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
46	12598	113 AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
47	12601	113 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
48	12608	113 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
49	12609	113 AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
50	12617	113 AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
51	12618	113 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
52	12620	113 AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
53	12629	113 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
54	12637	113 AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
55	12638	113 AVE	748.50	\$8,163.93	\$1,400.00	\$9,563.93
56	12646	113 AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
57	12649	113 AVE	748.50	\$8,163.93	\$1,400.00	\$9,563.93
58	12656	113 AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
59	12659	113 AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
60	12666	113 AVE	753.51	\$8,218.65	\$1,400.00	\$9,618.65
61	12669	113 AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
62	12421	113B AVE	577.00	\$6,293.43	\$1,400.00	\$7,693.43
63	12426	113B AVE	754.07	\$8,224.73	\$1,400.00	\$9,624.73
64	12431	113B AVE	576.91	\$6,292.42	\$1,400.00	\$7,692.42
65	12436	113B AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
66	12439	113B AVE	744.69	\$8,122.39	\$1,400.00	\$9,522.39
67	12446	113B AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
68	12451	113B AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
69	12454	113B AVE	753.51	\$8,218.65	\$1,400.00	\$9,618.65
70	12459	113B AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
71	12460	113B AVE	754.72	\$8,231.82	\$1,400.00	\$9,631.82
72	12469	113B AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
73	12470	113B AVE	754.72	\$8,231.82	\$1,400.00	\$9,631.82
74	12478	113B AVE	659.13	\$7,189.16	\$1,400.00	\$8,589.16
75	12481	113B AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
76	12486	113B AVE	659.78	\$7,196.26	\$1,400.00	\$8,596.26
77	12491	113B AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
78	12494	113B AVE	660.33	\$7,202.34	\$1,400.00	\$8,602.34
79	12505	113B AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09

	Address		Lot Area (sq.metres)	System Replacement Component	Service Connection Component	LAS Tax (Total)
	House	Road				
80	12508	113B AVE	659.78	\$7,196.26	\$1,400.00	\$8,596.26
81	12511	113B AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
82	12518	113B AVE	661.17	\$7,211.46	\$1,400.00	\$8,611.46
83	12523	113B AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
84	12526	113B AVE	659.78	\$7,196.26	\$1,400.00	\$8,596.26
85	12531	113B AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
86	12534	113B AVE	660.33	\$7,202.34	\$1,400.00	\$8,602.34
87	12541	113B AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
88	12542	113B AVE	659.78	\$7,196.26	\$1,400.00	\$8,596.26
89	12561	113B AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
90	12562	113B AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
91	12569	113B AVE	680.40	\$7,421.20	\$1,400.00	\$8,821.20
92	12574	113B AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
93	12579	113B AVE	680.96	\$7,427.28	\$1,400.00	\$8,827.28
94	12580	113B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
95	12587	113B AVE	676.40	\$7,377.63	\$1,400.00	\$8,777.63
96	12590	113B AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
97	12595	113B AVE	675.85	\$7,371.55	\$1,400.00	\$8,771.55
98	12600	113B AVE	748.50	\$8,163.93	\$1,400.00	\$9,563.93
99	12605	113B AVE	680.96	\$7,427.28	\$1,400.00	\$8,827.28
100	12608	113B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
101	12613	113B AVE	680.40	\$7,421.20	\$1,400.00	\$8,821.20
102	12618	113B AVE	748.50	\$8,163.93	\$1,400.00	\$9,563.93
103	12624	113B AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
104	12625	113B AVE	676.40	\$7,377.63	\$1,400.00	\$8,777.63
105	12631	113B AVE	680.96	\$7,427.28	\$1,400.00	\$8,827.28
106	12632	113B AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
107	12637	113B AVE	685.51	\$7,476.93	\$1,400.00	\$8,876.93
108	12644	113B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
109	12649	113B AVE	680.96	\$7,427.28	\$1,400.00	\$8,827.28
110	12656	113B AVE	748.50	\$8,163.93	\$1,400.00	\$9,563.93
111	12657	113B AVE	675.85	\$7,371.55	\$1,400.00	\$8,771.55
112	12668	113B AVE	749.61	\$8,176.09	\$1,400.00	\$9,576.09
113	12345	114 AVE	1,371.69	\$14,961.19	\$1,400.00	\$16,361.19
114	12366	114 AVE	650.30	\$7,092.90	\$1,400.00	\$8,492.90
115	12374	114 AVE	464.50	\$5,066.36	\$1,400.00	\$6,466.36
116	12383	114 AVE	1,010.84	\$11,025.36	\$1,400.00	\$12,425.36
117	12391	114 AVE	1,033.51	\$11,272.65	\$1,400.00	\$12,672.65
118	12411	114 AVE	2,279.86	\$24,866.70	\$1,400.00	\$26,266.70
119	12430	114 AVE	824.49	\$8,992.79	\$1,400.00	\$10,392.79
120	12438	114 AVE	824.49	\$8,992.79	\$1,400.00	\$10,392.79
121	12448	114 AVE	825.14	\$8,999.88	\$1,400.00	\$10,399.88
122	12449	114 AVE	604.31	\$6,591.33	\$1,400.00	\$7,991.33



	Address		Lot Area (sq.metres)	System Replacement Component	Service Connection Component	LAS Tax (Total)
	House	Road				
123	12461	114 AVE	604.31	\$6,591.33	\$1,400.00	\$7,991.33
124	12462	114 AVE	819.47	\$8,938.07	\$1,400.00	\$10,338.07
125	12470	114 AVE	815.10	\$8,890.45	\$1,400.00	\$10,290.45
126	12473	114 AVE	826.81	\$9,018.12	\$1,400.00	\$10,418.12
127	12480	114 AVE	814.45	\$8,883.35	\$1,400.00	\$10,283.35
128	12481	114 AVE	497.76	\$5,429.11	\$1,400.00	\$6,829.11
129	12489	114 AVE	502.50	\$5,480.79	\$1,400.00	\$6,880.79
130	12490	114 AVE	810.00	\$8,834.72	\$1,400.00	\$10,234.72
131	12497	114 AVE	503.43	\$5,490.92	\$1,400.00	\$6,890.92
132	12502	114 AVE	804.42	\$8,773.92	\$1,400.00	\$10,173.92
133	12505	114 AVE	502.50	\$5,480.79	\$1,400.00	\$6,880.79
134	12510	114 AVE	804.98	\$8,780.00	\$1,400.00	\$10,180.00
135	12513	114 AVE	1,158.83	\$12,639.50	\$1,400.00	\$14,039.50
136	12522	114 AVE	799.96	\$8,725.28	\$1,400.00	\$10,125.28
137	12531	114 AVE	703.81	\$7,676.55	\$1,400.00	\$9,076.55
138	12532	114 AVE	793.74	\$8,657.39	\$1,400.00	\$10,057.39
139	12541	114 AVE	703.81	\$7,676.55	\$1,400.00	\$9,076.55
140	12572	114 AVE	589.73	\$6,432.25	\$1,400.00	\$7,832.25
141	12584	114 AVE	586.48	\$6,396.78	\$1,400.00	\$7,796.78
142	12592	114 AVE	586.48	\$6,396.78	\$1,400.00	\$7,796.78
143	12598	114 AVE	582.11	\$6,349.16	\$1,400.00	\$7,749.16
144	12610	114 AVE	578.86	\$6,313.70	\$1,400.00	\$7,713.70
145	12612	114 AVE	578.86	\$6,313.70	\$1,400.00	\$7,713.70
146	12620	114 AVE	578.86	\$6,313.70	\$1,400.00	\$7,713.70
147	12626	114 AVE	578.30	\$6,307.62	\$1,400.00	\$7,707.62
148	12630	114 AVE	575.05	\$6,272.15	\$1,400.00	\$7,672.15
149	12642	114 AVE	571.34	\$6,231.62	\$1,400.00	\$7,631.62
150	12646	114 AVE	570.68	\$6,224.53	\$1,400.00	\$7,624.53
151	12652	114 AVE	571.89	\$6,237.70	\$1,400.00	\$7,637.70
152	12656	114 AVE	570.68	\$6,224.53	\$1,400.00	\$7,624.53
153	12666	114 AVE	805.54	\$8,786.08	\$1,400.00	\$10,186.08
154	12559	115 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
155	12571	115 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
156	12581	115 AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
157	12593	115 AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
158	12601	115 AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
159	12611	115 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
160	12613	115 AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
161	12627	115 AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
162	12637	115 AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
163	12647	115 AVE	749.70	\$8,177.10	\$1,400.00	\$9,577.10
164	12655	115 AVE	754.07	\$8,224.73	\$1,400.00	\$9,624.73
165	12667	115 AVE	754.07	\$8,224.73	\$1,400.00	\$9,624.73
166	12560	115B AVE	754.07	\$8,224.73	\$1,400.00	\$9,624.73
167	12561	115B AVE	381.80	\$4,164.34	\$1,400.00	\$5,564.34

	Address		Lot Area (sq.metres)	System Replacement Component	Service Connection Component	LAS Tax (Total)
	House	Road				
168	12570	115B AVE	749.05	\$8,170.01	\$1,400.00	\$9,570.01
169	12571	115B AVE	576.70	\$6,290.14	\$1,400.00	\$7,690.14
170	12580	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
171	12581	115B AVE	689.50	\$7,520.46	\$1,400.00	\$8,920.46
172	12589	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
173	12590	115B AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
174	12597	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
175	12598	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
176	12609	115B AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
177	12610	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
178	12615	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
179	12620	115B AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
180	12627	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
181	12628	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
182	12638	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
183	12639	115B AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
184	12648	115B AVE	743.48	\$8,109.21	\$1,400.00	\$9,509.21
185	12649	115B AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
186	12653	115B AVE	1,496.06	\$16,317.73	\$1,400.00	\$17,717.73
187	12654	115B AVE	744.59	\$8,121.37	\$1,400.00	\$9,521.37
188	12666	115B AVE	744.04	\$8,115.29	\$1,400.00	\$9,515.29
189	12534	116 AVE	592.70	\$6,464.65	\$1,400.00	\$7,864.65
190	11312	124 ST	842.88	\$9,193.41	\$1,400.00	\$10,593.41
191	11332	124 ST	836.94	\$9,128.57	\$1,400.00	\$10,528.57
192	11347	124 ST	490.58	\$5,350.77	\$1,400.00	\$6,750.77
193	11355	124 ST	490.58	\$5,350.77	\$1,400.00	\$6,750.77
194	11363	124 ST	682.43	\$7,443.33	\$1,400.00	\$8,843.33
195	11368	124 ST	1,159.11	\$12,642.59	\$1,400.00	\$14,042.59
196	11375	124 ST	682.43	\$7,443.33	\$1,400.00	\$8,843.33
197	11387	124 ST	981.21	\$10,702.18	\$1,400.00	\$12,102.18
198	11388	124 ST	1,726.45	\$18,830.64	\$1,400.00	\$20,230.64
199	11426	124 ST	685.80	\$7,480.11	\$1,400.00	\$8,880.11
200	11437	124 ST	1,325.68	\$14,459.39	\$1,400.00	\$15,859.39
201	11444	124 ST	255.00	\$2,781.32	\$1,400.00	\$4,181.32
202	11267	125A ST	5,295.76	\$57,761.56	\$1,400.00	\$59,161.56
203	11288	125A ST	754.07	\$8,224.73	\$1,400.00	\$9,624.73
204	11429	125A ST	676.68	\$7,380.67	\$1,400.00	\$8,780.67
205	11437	125A ST	668.88	\$7,295.56	\$1,400.00	\$8,695.56
206	11447	125A ST	676.68	\$7,380.67	\$1,400.00	\$8,780.67

	Address		Lot Area (sq.metres)	System Replacement Component	Service Connection Component	LAS Tax (Total)
	House	Road				
207	11457	125A ST	676.68	\$7,380.67	\$1,400.00	\$8,780.67
208	11465	125A ST	557.48	\$6,080.49	\$1,400.00	\$7,480.49
209	11479	125A ST	2,124.87	\$23,176.19	\$1,400.00	\$24,576.19
210	11503	125A ST	676.40	\$7,377.63	\$1,400.00	\$8,777.63
211	11513	125A ST	731.49	\$7,978.50	\$1,400.00	\$9,378.50
212	11525	125A ST	692.01	\$7,547.86	\$1,400.00	\$8,947.86
213	11535	125A ST	895.83	\$9,770.98	\$1,400.00	\$11,170.98
214	11543	125A ST	810.18	\$8,836.74	\$1,400.00	\$10,236.74
215	11359	126A ST	750.26	\$8,183.18	\$1,400.00	\$9,583.18
216	12491	KING GEORGE HWY	5,386.34	\$58,749.50	\$1,400.00	\$60,149.50
217	12521	KING GEORGE HWY	4,115.66	\$44,889.96	\$1,400.00	\$46,289.96

## APPENDIX III

### FEEDBACK SUMMARY Bridgeview West Cell Steep Sewer System LAS

Owners	Benefits <sup>1</sup>	Better Neighbourhood	Increase Property Value	Planning to Develop or Sell <sup>4</sup>	LAS process clear	Open house helpful	Comments/Concerns
1		Y	Y	N	Y	Y	The open house made him change the vote to support the project
2	C	Y	Y	Y	Y	N	<ul style="list-style-type: none"> <li>- Supports the tax component for the service connection;</li> <li>- Against the tax component for system replacement. Should be paid from the taxes/utility fee</li> </ul>
3	ABC	Y	Y	Y	Y	Y	
4	ABC	Y	Y	N		Y	- The high project cost may lead to increase in the property taxes
5	B	N	N	N	N	N	<ul style="list-style-type: none"> <li>- The topography of Bridgeview does not allow gravity collection; not a good option selection.</li> <li>- The system replacement is due to “mega” houses and secondary suites. The City should have not allowed it.</li> </ul>
6	B	N		Y	Y	Y	Concerned about the cost of the project
7		Y	Y	N	Y	Y	
8	A	Y	Y	Y			
9		N	N	N	Y		
10	A	Y	Y	N	Y	Y	Concerned about the cost of the project
11	A	N	Y	Y	Y	Y	Construction may impact businesses in the area
12		Y	N	N	Y	Y	
13	A	Y	Y	N	Y	Y	
14	AB	Y	Y	N	Y	Y	<ul style="list-style-type: none"> <li>- The high project cost may lead to increase in the property taxes;</li> <li>- Concerned about the quality of restoration on private properties</li> </ul>
15	B	Y	Y	N		Y	
16	AB	Y	Y	N		Y	<ul style="list-style-type: none"> <li>- The high project cost may lead to increase in the property taxes</li> <li>- It will promote industrial development against residential zoning</li> </ul>

Owners	Benefits <sup>1</sup>	Better Neighbourhood	Increase Property Value	Planning to Develop or Sell <sup>4</sup>	LAS process clear	Open house helpful	Comments/Concerns
17	AC	Y	Y	N	Y	Y	
18	B	Y	Y	Y	Y	Y	
19		Y	Y	No			
Total <sup>2</sup>	9 As 8 Bs 3 Cs	15 Yes 4 No	14 Yes 4 No	6 Yes 13 No	14 Yes 1 No	13 Yes=13 2 No	
Percentage <sup>3</sup>	A=4% B=4% C=1%	Yes=7% No=2%	Yes=6% No=2%	Yes=3% No=6%	Yes=6% No=0.5%	Yes=6% No=1%	

- Notes:**
1. The main benefits of the replacement system:
    - A. Provides a more robust system
    - B. Promotes development
    - C. Eliminates the moratorium on new service connections.
  2. Total by number of the returned feedback forms.
  3. Percentage out of the total number of lots in the benefiting area.
  4. 4 plan to sell and 1 plans to develop.
  5. Feedback forms are received during the 30-day petition period and most are received after the Open House.

Summary of Feedbacks

1. Only 19 out of 217 property owners provided feedback forms.
2. 14 of the 19 said there will be benefits from the sewer replacement system.
3. 15 of the 19 said the new system will make Bridgeview a better neighbourhood.
4. 14 of the 19 said the new system will increase their property values.
5. 14 of the 19 said the LAS process was clear to them.
6. 13 of the 19 said they found the open house helpful.
7. 5 of the 19 said they are concerned with the cost of the project.



**Certificate of Sufficiency**  
**Local Area Service on Council Initiative Subject to Petition Against**

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Pursuant to Sections 212 of the *Community Charter*, S.B.C. 2003, C. 26, I, *Jane Sullivan*, the City Clerk for 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 213 of the *Community Charter* and that a sufficient petition against the Local Area Service has not been received.

General Description of the Work: *Local Area Service Project 4709-903*  
*Bridgeview West Cell Sanitary Sewer System*

Following are the details regarding the petition:

Number of Properties within petition area	217	100%
Petition received stating "do not agree"	32	14.75%

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

  
 Jane Sullivan, City Clerk

Date: Sept 16, 2009

CITY OF SURREY

BY-LAW NO. 17000

A by-law to establish the local area service for the sanitary sewer replacement in Bridgeview West Cell sewer catchment, the area roughly bounded by South Fraser Perimeter Road, King George Highway, and 126A Street, to authorize the construction of a sanitary pump station, gravity mains, force mains, service connections, and related appurtenances to service parcels within the local service area; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required for the construction of the local area service; to define the boundaries of the local service area; and to impose local service taxes

.....

WHEREAS Council has initiated a local area service subject to petition against to replace the vacuum sanitary sewer system in West Bridgeview, the area roughly bounded by South Fraser Perimeter Road, King George Highway, and 126A Street pursuant to Section 213 of the *Community Charter*, S.B.C. 2003, c. 26;

AND WHEREAS the City Clerk has certified that the petition against received for the works does not constitute a sufficient petition signed by a majority of the owners, representing at least half of the assessed value of the parcels that would be subject to the local service tax;

AND WHEREAS Corporate Report R120, approved by Council on July 13, 2009, has described the cost apportioning and cost recovery method for this local area service;

NOW THEREFORE, the City Council of the City of Surrey ("the City"), in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law shall be cited for all purposes as "Local Area Service Bridgeview West Cell Steep Grade Gravity Sanitary Sewer System [Project # 4709-903] By-law, 2009, No. 17000".
2. Bridgeview West Cell Steep Grade Gravity Sanitary Sewer System comprising a pump station, a series of collection lines which include steep grade sewers with some deep sewer sections, and service connections (the "Works") shall be constructed to service parcels in the local service area.
3. The local service area of the City for the benefit of which the Works are to be constructed, operated and maintained is defined as the area bounded by South Fraser Perimeter Road,

124 Street, King George Highway, and 126A Street and as more particularly shown outlined in dark outline in Appendix I, which is attached to and forms part of this By-law.

4. The City's contribution to the project shall be equal to one-third of the total costs of the Works (the "City Contribution"). 100% of the City Contribution shall be recovered as a local service tax imposed on the properties within the local service area.
5. The local service tax shall be divided into two components as follows:
  - (a) a tax component for system replacement costs which shall be equal to the City Contribution less the portion of the City Contribution attributable to the construction of service connections (the "Sewer Replacement Component"); and
  - (b) a tax component for service connection costs which shall be equal to the portion of the City Contribution attributable to the construction of service connections (the "Sewer Connection Component").
6. The System Replacement Component shall be apportioned among the parcels within the local service area based on the area of each parcel, as more particularly set out in Appendix II, which is attached to and forms part of this By-law.
7. The Service Connection Component shall be apportioned among the parcels within the local service area based on the number of service connections, as more particularly set out in Appendix II.
8. Subject to Section 9 of this By-law, the local service tax, including the accrued financing charges, shall be payable in full by the owner of a parcel within the local service area at the time the owner makes a formal application to the City for one of the following in relation to the parcel: (i) connection to the sanitary sewer system; (ii) subdivision; (iii) consolidation; (iv) development permit; (v) development variance permit; (vi) rezoning; (vii) temporary use permit; or (viii) building permit.
9. Despite Section 8, the System Replacement Component shall not be payable by an owner where a building permit is issued for a residential lot having an active sewer account for:
  - (a) demolition and replacement of an existing single family residence; or
  - (b) major renovations to an existing single family residence.
10. The General Manager, Engineering, has compiled the report and estimates of the costs relating to the Works as shown in Appendix II.



11. The General Manager, Engineering is directed to have the necessary plans and specifications for the Works prepared and to have the Works carried out or to provide the specifications necessary for the preparation of a contract to construct the Works, or any part thereof.
12. The General Manager, Finance & Technology may, subject to the approval of Council, agree with any banks, persons, or institutions for temporary advances of money to meet the cost of the Works pending the completion of the Works.
13. The Mayor and City Clerk are authorized to cause a contract for the construction of the Works to be made and entered into with some person or persons, firm or corporation, subject to the approval of Council to be declared by resolution.
14. The Works shall be carried out under the supervision and according to the directions of the General Manager, Engineering.
15. The General Manager, Finance & Technology upon completion of the Works shall prepare a certified statement setting out the final cost of the Works and submit the statement to Council.
16. The General Manager, Engineering shall prepare a revised Appendix II setting out the final cost of the Works and apportionments within the local service area and bring forth to Council the revised schedule as an amendment insertion to this By-law.
17. Upon Council's adoption of the revised Appendix II, the General Manager, Finance & Technology shall impose a local service tax on the owners of properties within the local service area as a parcel tax, as shown in Appendix II.
18. Upon Council's approval of the revised Appendix II with final costs, the City Clerk is authorized to append it to this By-law and it shall then form part of this By-law, superseding the original Appendix II with estimated costs.
19. Any local service taxes unpaid after December 31, 2011, shall incur an annual financing charge calculated at an estimated rate of 7.15% per annum compounded annually for the first 15 years, after which time no additional annual interest charges shall be incurred. The actual interest rate shall be confirmed at the time of the by-law amendment.

20. The local service tax as amended under Section 18 shall be levied in accordance with Sections 4 through 9.

PASSED THREE READINGS by Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK