

NO: **R165**

COUNCIL DATE: **July 23, 2012**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 18, 2012**

FROM: **General Manager, Engineering**

PROJECT FILE: **4711-904**

SUBJECT: **Local Area Service By-law for the Phase 2 Area of the Bridgeview Vacuum Sewer System Replacement Program**

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## RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Approve a Local Area Service (LAS) for the replacement of the existing Vacuum Sewer System (VSS) in the Phase 2 Area of Bridgeview as illustrated on the map attached as Appendix I at an estimated cost of \$9.6 million and with the final costs of works to be apportioned to and levied on the benefitting lots in the area in accordance with the provisions of By-law No. 17688, a copy of which is attached as Appendix V; and
2. Authorize the Clerk to bring forward for the required readings Local Area Service By-law, 2012, No. 17688.

## INTENT

The purpose of this report is to seek Council approval of a Local Area Service By-law that is consistent with the Council-endorsed approach for financing the replacement of the Bridgeview vacuum sewer system (VSS). The new sewer system will provide more reliable service for the properties in the Phase 2 area of Bridgeview than the current vacuum system provides.

## BACKGROUND

At its Regular meeting on May 28, 2012 Council adopted the recommendations of Corporate Report No. R101; 2012, thereby authorizing staff to initiate a Local Area Service as the means for facilitating the replacement of the existing Vacuum Sewer System (VSS) in the Phase 2 Area of Bridgeview. The Phase 2 Area is illustrated on the map attached to this report as Appendix I. The benefitting area has been subdivided into seven areas to reflect differences in servicing strategies and differences in servicing costs.

In general, the Phase 2 Area includes the industrial lands along Industrial Road and 116 Avenue. In addition, the local service area also includes a pocket of residential and commercial land on 112A Avenue and 112B Avenue between 126A Street and 128 Street and a pocket of industrial land on 123 Street north of 112A Avenue. The installation of the replacement sewer system will provide

capacity for new development and/or redevelopment in the area as the existing VSS does not have adequate capacity to allow for such development/redevelopment.

The City's contribution to this LAS will be recovered based on 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 or where a sanitary sewer connection is provided to a property that did not previously have an active connection; and
2. The City will contribute to the project its operational and maintenance savings from decommissioning the West Bridgeview Vacuum Sewer Station; and
3. New developments will pay all remaining costs for the engineering infrastructure being constructed under the LAS to service the Area.

An exemption from payment will be granted to any residential lot where an existing house is demolished and a new one is built on the same lot.

The City will be contributing approximately \$5.0 million of the estimated total cost of \$9.6 million for the project. The remaining costs will be recovered through LAS charges from each particular benefitting property when it develops/redevelops.

As was noted in Corporate Report No. R101; 2012, the City utility will provide compensation of \$12,500 to the owner of each lot with an existing VSS connection where a private pump system is required as part of the conversion of the existing VSS connection to the new Low Pressure System (LPS). The conversion of sewer connections from each property to the new LPS system will need to be carried out immediately upon completion of the LPS system due to the schedule for completion of the South Fraser Perimeter Road.

## **DISCUSSION**

The LAS charges will be recovered as follows:

1. The sewer system cost component will be recovered at the time of development of individual parcels of land or when an application for a new connection to any parcel is approved. The costs will be apportioned to the benefitting lands in the area based on the frontage of each lot within the local service area relative to the total frontage of the benefitting lands. The estimated frontage charge is \$600 per linear metre.
2. The sewer lateral cost component will be recovered at the time of development of individual parcels or when an application for a new service connection is approved and will be apportioned to the lands as a flat rate per lot. The estimated sewer lateral charge is \$2,900 per lot.
3. The pump connection cost component will be recovered at the time of development of individual parcels or when an application for a new service connection is approved and will be apportioned to the lands based as a flat rate per lot. The estimated pump connection charge is \$23,000 per lot.

There will be no exemptions related to the sewer lateral component of the LAS, since the Sanitary Sewer Regulation and Charges By-law requires all owners of property in the City to replace a connection whenever a parcel is redeveloped if the existing connection is 30 years old or older. All of the existing connections in the area are older than 30 years.

### **Public Notification:**

Notice of the LAS as required by the *Community Charter* was given to the affected owners.

An Open House was held on June 20, 2012, to provide information about:

- the proposed sewer replacement works,
- the LAS initiative,
- the counter-petition process,
- the timing of the LAS charges,
- the compensation model for those lots on which private pumps will be required, and
- the mandatory transfer from the VSS to the LPS.

Twenty-two owners representing 23 lots out of a total of 145 lots attended the open house and 9 feedback forms were completed and returned. Those who filled out the forms supported the LAS. A summary of the comments as contained on the feedback forms is provided in Appendix III.

Staff received about 20 telephone calls from owners of lots in the Area supporting the LAS. They raised some questions about the project and the LAS process.

The owners of 5 of the lots in the LAS Area signed a counter petition against the LAS during the counter-petitioning period; however this number is “insufficient” in relation to terminating the LAS. The sufficiency certificate signed by the City Clerk is attached as Appendix IV.

Subject to Council approval of the LAS, the works are expected to be completed by the end of 2013.

### **Sustainability Considerations**

The Local Area Service Initiative for the Phase 2 Area of the Bridgeview Vacuum Sewer Replacement Program will assist in achieving the objectives of the City’s Sustainability Charter in relation to:

- Minimizing the operations and maintenance cost for the sewer system in Bridgeview;
- Reducing the extraneous inflow into the sewer system, which in turn reduces the energy consumption required to pump and treat sewage;
- Reducing the sewage flow to Metro Vancouver’s trunk system which will reduce the need for additional resources to build larger conveyance and treatment systems to handle the larger flow; and
- Facilitating industrial developments in the area leading to an increased availability of employment lands in Surrey that will act to support economic development.

The replacement works support the following Charter scope action items:

- EC2: Economic Development Strategy and an Employment Land Strategy;
- EC3: Sustainable Infrastructure Maintenance and Replacement;
- EN1: Energy Efficiency;
- 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:

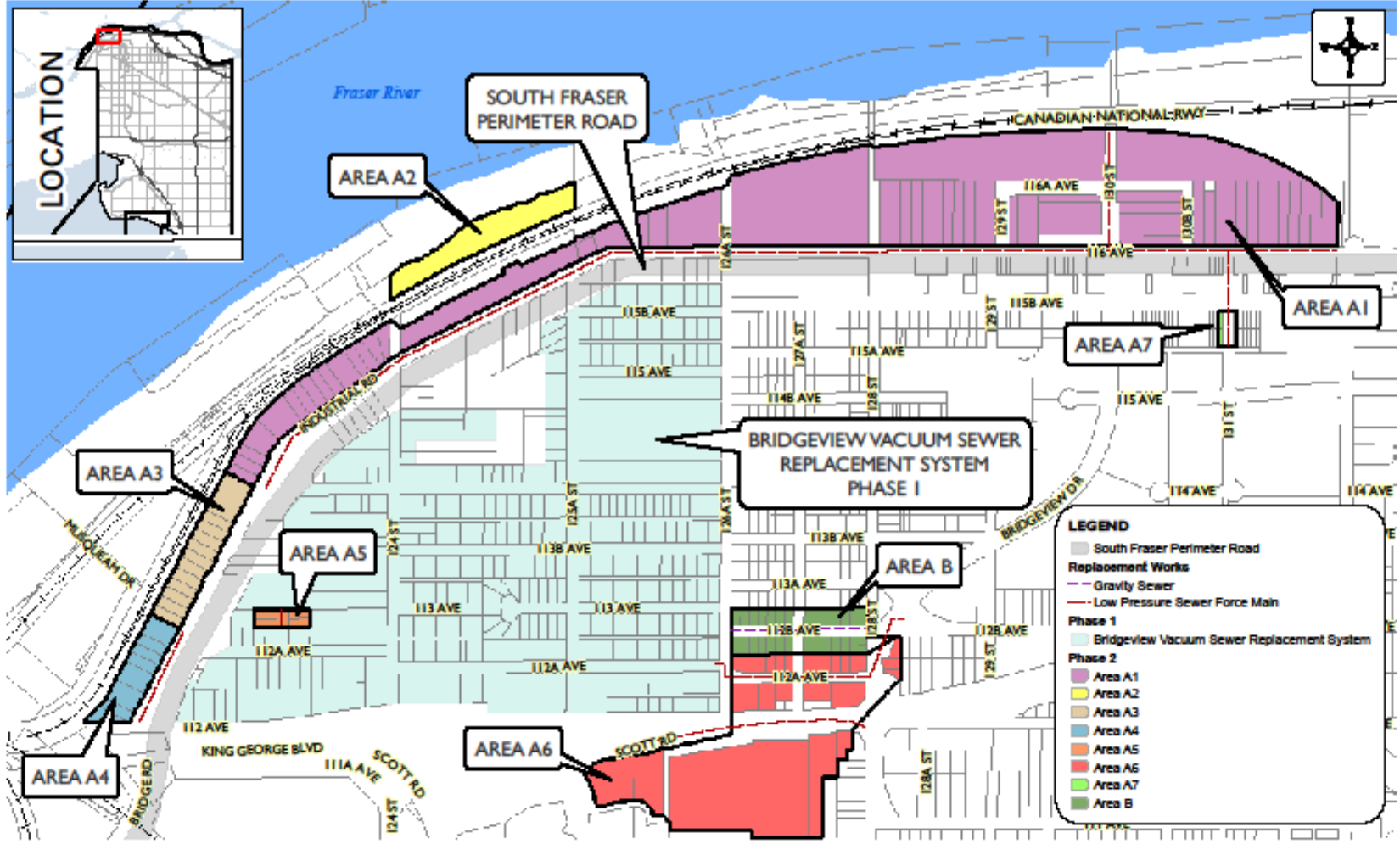
- Approve a Local Area Service (LAS) for the replacement of the existing Vacuum Sewer System (VSS) in the Phase 2 Area of Bridgeview as illustrated on the map attached as Appendix I at an estimated cost of \$9.6 million and with the final costs of works to be apportioned to and levied on the benefitting lots in the area in accordance with the provisions of By-law No. 17688, a copy of which is attached as Appendix V; and
- Authorize the Clerk to bring forward for the required readings Local Area Service By-law, 2012, No. 17688.

Vincent Lalonde, P.Eng.  
General Manager, Engineering

RL/brb

- Appendix I - Benefitting Area for the Bridgeview Phase 2 Sewer Project
- Appendix II - Engineer's Report
- Appendix III - Feedback Summary Related to Open House Comment Sheets
- Appendix IV - Sufficiency Certificate
- Appendix V - Local Area Service By-law, 2012, No. 17688

# APPENDIX I



Produced by GIS Section: February 15, 2012, AWB



## BENEFITING AREAS FOR BRIDGEVIEW VACUUM SEWER REPLACEMENT SYSTEM PHASE 2

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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# APPENDIX II

## CITY OF SURREY

### ENGINEER'S REPORT (\*)

#### LOCAL AREA SERVICE – BRIDGEVIEW VACUUM SEWER REPLACEMENT SYSTEM PHASE 2 On COUNCIL INITIATIVE - SUBJECT TO PETITION AGAINST

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

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**Works:** Bridgeview Vacuum Sewer Replacement System Phase 2  
**Location:** Benefitting area roughly bounded by South Fraser Perimeter Road, and the CN Rail corridor/Fraser River, 112 Avenue and 132 Street; 123 Street north of 112A Avenue; 126A Street and 128 Street and King George Boulevard and 11300 Block; King George Boulevard and 11100 Block, Scott Road and 128 Street; as shown outlined in dark outline in Appendix I.

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Total Estimated Cost \$ 9,600,000<sup>(\*)</sup>

City's Contribution to the Cost 52.62%<sup>(\*)</sup>

System Replacement Component:

Total Estimated Costs for Sewer System Replacement \$5,187,000<sup>(\*)</sup>

Total Frontage of the Properties in the Local Service Area 4,446m.

Cost Per Linear Metre for Sewer System Replacement Tax \$600<sup>(\*)</sup>

Component (at 47.38% recovery)

Sewer Lateral Component:

Total Estimated Costs for Sewer Lateral \$849,000<sup>(\*)</sup>

Number of Properties in the Local Service Area 145

Cost per Sewer Lateral (at 47.38% recovery) \$2,900<sup>(\*)</sup>

Pump Connection Component: \$3,515,000<sup>(\*)</sup>

Total Estimated Costs for Pump Connections

Number of Properties with Active Sewer Accounts 73

Cost per Pump Connection (at 47.38% recovery) \$23,000<sup>(\*)</sup>

Annual Interest Rate 5.75%<sup>(\*)</sup>

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(\*) All costs, interest rate and percentages are rounded up estimates only. 47.38% of the project cost will be recovered from owners as charges when they develop. A revised Engineer's Report with the actual cost, City's actual contribution to the cost, and the appropriate interest rate for different payment year will be prepared upon completion of the work.

**Cost Distribution – Base Charge**

	Address		PID	Lot Frontage (l.m.)	System Replacement Component	Sewer Lateral Component	Pump Connection Component	Total Local Service Tax
	House	Road						
1	12509	116 Ave	002-340-755	337.40	\$202,441.80	\$2,900.00	\$23,000.00	\$228,341.80
2	12567	116 Ave	000-525-499	35.01	\$ 21,006.00	\$2,900.00	\$23,000.00	\$ 46,906.00
3	12575	116 Ave	005-210-241	59.38	\$ 35,628.00	\$2,900.00	\$ -	\$ 38,528.00
4	12585	116 Ave	012-294-691	40.98	\$ 24,588.00	\$2,900.00	\$ -	\$ 27,488.00
5	12601	116 Ave	012-294-713	30.47	\$ 18,282.00	\$2,900.00	\$ -	\$ 21,182.00
6	12615	116 Ave	012-294-730	30.47	\$ 18,282.00	\$2,900.00	\$23,000.00	\$ 44,182.00
7	12665	116 Ave	012-294-772	91.55	\$ 54,930.00	\$2,900.00	\$23,000.00	\$ 80,830.00
8	12745	116 Ave	009-439-871	232.47	\$139,482.00	\$2,900.00	\$23,000.00	\$165,382.00
9	12809	116 Ave	011-236-809	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
10	12819	116 Ave	011-236-817	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
11	12829	116 Ave	011-236-850	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
12	12837	116 Ave	001-686-071	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
13	12845	116 Ave	001-703-358	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
14	12857	116 Ave	004-368-363	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
15	12863	116 Ave	004-368-371	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
16	12873	116 Ave	004-744-241	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
17	12883	116 Ave	004-744-250	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
18	12891	116 Ave	001-964-151	36.07	\$ 21,642.94	\$2,900.00	\$23,000.00	\$ 47,542.94
19	12917	116 Ave	011-236-892	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
20	12925	116 Ave	011-236-914	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
21	12935	116 Ave	011-236-957	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
22	13011	116 Ave	011-237-121	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
23	13059	116 Ave	011-237-040	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
24	13073	116 Ave	011-237-198	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
25	13083	116 Ave	011-237-210	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
26	13087	116 Ave	011-237-252	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
27	13099	116 Ave	011-237-228	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
28	13109	116 Ave	011-237-244	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
29	13117	116 Ave	011-237-261	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
30	13127	116 Ave	006-900-518	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
31	13135	116 Ave	011-237-287	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
32	13145	116 Ave	002-867-818	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
33	13155	116 Ave	011-237-295	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
34	13163	116 Ave	001-881-221	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
35	13173	116 Ave	005-679-079	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
36	13181	116 Ave	006-310-265	40.00	\$ 24,000.00	\$2,900.00	\$23,000.00	\$ 49,900.00
37	11618	130 St	011-237-139	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
38	11626	130 St	011-237-058	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
39	11634	130 St	011-237-147	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
40	11635	130 St	027-115-046	55.84	\$ 33,503.90	\$2,900.00	\$23,000.00	\$ 59,403.90
41	11642	130 St	011-237-155	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
42	11645	130 St	011-236-981	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00

	Address		PID	Lot Frontage (l.m.)	System Replacement Component	Sewer Lateral Component	Pump Connection Component	Total Local Service Tax
	House	Road						
43	11675	130 St	024-646-385	88.27	\$ 52,959.60	\$2,900.00	\$23,000.00	\$ 78,859.60
44	11678	130 St	024-646-407	86.95	\$ 52,167.00	\$2,900.00	\$23,000.00	\$ 78,067.00
45	12289	Industrial Rd	012-370-223	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
46	12293	Industrial Rd	000-536-083	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
47	12297	Industrial Rd	008-528-322	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
48	12303	Industrial Rd	007-739-923	38.77	\$ 23,259.00	\$2,900.00	\$23,000.00	\$ 49,159.00
49	12309	Industrial Rd	026-985-641	49.97	\$ 29,979.00	\$2,900.00	\$23,000.00	\$ 55,879.00
50	12321	Industrial Rd	012-370-282	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
51	12327	Industrial Rd	008-309-418	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
52	12337	Industrial Rd	011-196-459	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
53	12343	Industrial Rd	002-248-883	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
54	12351	Industrial Rd	001-114-417	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
55	12361	Industrial Rd	007-444-818	36.58	\$ 21,948.00	\$2,900.00	\$23,000.00	\$ 47,848.00
56	12373	Industrial Rd	012-370-304	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
57	12379	Industrial Rd	007-237-154	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
58	12391	Industrial Rd	012-370-312	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
59	12393	Industrial Rd	012-370-321	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
60	12509	Industrial Rd	002-340-721	40.00	\$ 24,000.00	\$2,900.00	\$23,000.00	\$ 49,900.00
61	12225	Industrial Rd	001-394-321	0.00	\$ -	\$2,900.00	\$23,000.00	\$ 25,900.00
62	12229	Industrial Rd	012-370-053	0.00	\$ -	\$2,900.00	\$ -	\$ 2,900.00
63	12235	Industrial Rd	012-370-061	0.00	\$ -	\$2,900.00	\$23,000.00	\$ 25,900.00
64	12239	Industrial Rd	012-370-070	0.00	\$ -	\$2,900.00	\$ -	\$ 2,900.00
65	12243	Industrial Rd	012-370-096	0.00	\$ -	\$2,900.00	\$23,000.00	\$ 25,900.00
66	12247	Industrial Rd	012-370-126	0.00	\$ -	\$2,900.00	\$ -	\$ 2,900.00
67	12251	Industrial Rd	000-698-911	0.00	\$ -	\$2,900.00	\$23,000.00	\$ 25,900.00
68	12255	Industrial Rd	001-724-681	0.00	\$ -	\$2,900.00	\$ -	\$ 2,900.00
69	12259	Industrial Rd	012-369-144	0.00	\$ -	\$2,900.00	\$23,000.00	\$ 25,900.00
70	12263	Industrial Rd	012-370-151	0.00	\$ -	\$2,900.00	\$23,000.00	\$ 25,900.00
71	12267	Industrial Rd	012-370-185	0.00	\$ -	\$2,900.00	\$ -	\$ 2,900.00
72	12277	Industrial Rd	026-950-278	73.06	\$ 43,833.43	\$2,900.00	\$23,000.00	\$ 69,733.43
73	12185	Industrial Rd	001-267-647	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
74	12187	Industrial Rd	001-267-655	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
75	12195	Industrial Rd	005-397-596	36.46	\$ 21,876.00	\$2,900.00	\$23,000.00	\$ 47,776.00
76	12199	Industrial Rd	005-397-600	36.48	\$ 21,888.00	\$2,900.00	\$23,000.00	\$ 47,788.00
77	12205	Industrial Rd	012-370-011	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
78	12209	Industrial Rd	012-370-029	30.00	\$ 18,000.00	\$2,900.00	\$23,000.00	\$ 43,900.00
79	12213	Industrial Rd	005-083-818	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
80	12221	Industrial Rd	012-370-355	36.49	\$ 21,894.00	\$2,900.00	\$ -	\$ 24,794.00
81	11286	123 St	005-548-691	15.24	\$ 9,143.66	\$2,900.00	\$23,000.00	\$ 35,043.66
82	11287	123 St	009-570-641	15.24	\$ 9,143.66	\$2,900.00	\$ -	\$ 12,043.66
83	11294	123 St	009-570-705	15.24	\$ 9,143.66	\$2,900.00	\$23,000.00	\$ 35,043.66
84	11297	123 St	001-832-972	15.24	\$ 9,143.66	\$2,900.00	\$ -	\$ 12,043.66
85	12711	112A Ave	011-449-471	15.23	\$ 9,138.00	\$2,900.00	\$23,000.00	\$ 35,038.00



	Address		PID	Lot Frontage (l.m.)	System Replacement Component	Sewer Lateral Component	Pump Connection Component	Total Local Service Tax
	House	Road						
86	12712	112A Ave	009-683-968	30.48	\$ 18,288.00	\$2,900.00	\$ -	\$ 21,188.00
87	12721	112A Ave	011-449-446	15.23	\$ 9,138.20	\$2,900.00	\$23,000.00	\$ 35,038.20
88	12727	112A Ave	011-449-411	15.23	\$ 9,138.13	\$2,900.00	\$23,000.00	\$ 35,038.13
89	12743	112A Ave	011-339-641	15.24	\$ 9,144.00	\$2,900.00	\$23,000.00	\$ 35,044.00
90	12745	King George Blvd	011-579-706	25.00	\$ 15,000.00	\$2,900.00	\$23,000.00	\$ 40,900.00
91	12751	112A Ave	001-094-289	15.24	\$ 9,144.13	\$2,900.00	\$23,000.00	\$ 35,044.13
92	12752	112A Ave	011-579-714	25.00	\$ 15,000.00	\$2,900.00	\$ -	\$ 17,900.00
93	12759	112A Ave	010-529-144	15.24	\$ 9,144.00	\$2,900.00	\$23,000.00	\$ 35,044.00
94	12760	112A Ave	009-609-725	25.00	\$ 15,000.00	\$2,900.00	\$23,000.00	\$ 40,900.00
95	12767	112A Ave	011-339-624	15.24	\$ 9,144.00	\$2,900.00	\$23,000.00	\$ 35,044.00
96	12773	112A Ave	000-862-541	15.24	\$ 9,144.00	\$2,900.00	\$23,000.00	\$ 35,044.00
97	12818	112B Ave	024-202-894	9.75	\$ 5,850.00	\$2,900.00	\$ -	\$ 8,750.00
98	11250	126A St	011-579-676	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
99	11242	128 St	004-401-620	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
100	11250	128 St	003-102-823	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
101	11257	128 St	010-467-998	30.49	\$ 18,294.00	\$2,900.00	\$ -	\$ 21,194.00
102	12618	King George Blvd	008-835-888	49.01	\$ 29,407.80	\$2,900.00	\$ -	\$ 32,307.80
103	12674	King George Blvd	013-931-865	120.61	\$ 72,367.20	\$2,900.00	\$ -	\$ 75,267.20
104	12691	King George Blvd	011-122-421	45.72	\$ 27,432.00	\$2,900.00	\$23,000.00	\$ 53,332.00
105	12701	King George Blvd	008-510-083	30.48	\$ 18,288.00	\$2,900.00	\$23,000.00	\$ 44,188.00
106	12716	King George Blvd	009-625-160	117.44	\$ 70,464.00	\$2,900.00	\$23,000.00	\$ 96,364.00
107	12750	King George Blvd	011-154-691	25.00	\$ 15,000.00	\$2,900.00	\$23,000.00	\$ 40,900.00
108	12762	King George Blvd	016-217-861	30.00	\$ 18,000.00	\$2,900.00	\$ -	\$ 20,900.00
109	12776	King George Blvd	009-236-228	25.00	\$ 15,000.00	\$2,900.00	\$ -	\$ 17,900.00
110	12795	King George Blvd	008-652-252	58.81	\$ 35,286.00	\$2,900.00	\$23,000.00	\$ 61,186.00
111	11180	Scott Rd	008-835-853	85.56	\$ 51,336.00	\$2,900.00	\$23,000.00	\$ 77,236.00
112	13089	115A Ave	008-684-111	15.25	\$ 9,150.00	\$2,900.00	\$ -	\$ 12,050.00
113	13105	115A Ave	011-602-317	7.59	\$ 4,554.04	\$2,900.00	\$ -	\$ 7,454.04
114	13109	115A Ave	011-602-309	7.60	\$ 4,560.00	\$ -	\$ -	\$ 4,560.00
115	13088	115B Ave	001-331-892	7.60	\$ 4,560.00	\$ -	\$ -	\$ 4,560.00
116	13094	115B Ave	002-250-128	7.62	\$ 4,572.04	\$2,900.00	\$23,000.00	\$ 30,472.04
117	13108	115B Ave	011-602-287	7.60	\$ 4,560.04	\$2,900.00	\$23,000.00	\$ 30,460.04
118	13110	115B Ave	011-602-279	7.60	\$ 4,560.00	\$ -	\$ -	\$ 4,560.00
119	12683	112B Ave	002-848-368	15.24	\$ 9,144.16	\$2,900.00	\$ -	\$ 12,044.16
120	12684	112B Ave	011-449-292	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
121	12693	112B Ave	004-063-198	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
122	12697	112B Ave	011-579-200	15.24	\$ 9,144.13	\$2,900.00	\$ -	\$ 12,044.13
123	12698	112B Ave	009-765-891	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
124	12704	112B Ave	011-449-349	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
125	12707	112B Ave	011-579-196	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
126	12712	112B Ave	008-322-198	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00

	Address		PID	Lot Frontage (l.m.)	System Replacement Component	Sewer Lateral Component	Pump Connection Component	Total Local Service Tax
	House	Road						
127	12713	112B Ave	000-707-902	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
128	12722	112B Ave	011-449-357	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
129	12723	112B Ave	000-688-681	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
130	12725	112B Ave	009-035-516	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
131	12732	112B Ave	011-449-381	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
132	12743	112B Ave	011-579-323	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
133	12744	112B Ave	011-339-535	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
134	12752	112B Ave	008-377-316	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
135	12753	112B Ave	011-579-293	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
136	12759	112B Ave	011-579-234	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
137	12760	112B Ave	000-554-171	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
138	12767	112B Ave	005-538-068	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
139	12768	112B Ave	011-339-551	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
140	12778	112B Ave	011-339-560	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
141	12779	112B Ave	003-765-539	15.24	\$ 9,144.13	\$2,900.00	\$ -	\$ 12,044.13
142	11262	126A St	011-449-314	15.24	\$ 9,144.00	\$2,900.00	\$ -	\$ 12,044.00
143	11263	128 St	011-339-616	15.24	\$ 9,143.88	\$2,900.00	\$ -	\$ 12,043.88
144	11271	128 St	011-339-578	15.24	\$ 9,143.92	\$2,900.00	\$ -	\$ 12,043.92
145	11293	128 St	011-579-340	30.48	\$ 18,287.76	\$2,900.00	\$ -	\$ 21,187.76

**FEEDBACK SUMMARY**  
**Bridgeview Vacuum Sewer Replacement System Phase 2 LAS**

Owners	Benefits <sup>1</sup>	Better Neighbourhood	Planning to Develop or Sell	Increase Property Value	LAS process clear	Open house helpful	Comments/Concerns
1	B	Y	N	Y	N	Y	
2	B	Y	Y	-	-	-	
3	A,B,C	Y	Y	Y	Y	Y	power supply needed from house
4	A	Y	N	-	-	-	
5	B	Y	Y	Y	Y	Y	
6	A,B	-	N	Y	Y	Y	
7	B	Y	Y	-	-	-	
8	A,B,C	Y	Y	Y	-	Y	
9	A,B	Y	Y	Y	-	Y	
Total <sup>2</sup>	5 As 8Bs 2 Cs	8 Yes 0 No 1 unknown	6 Yes 3 No	6 Yes 0 No 3 blank	3 Yes 1 No 5 blank	6 Yes 0 No 3 blank	
Percentage <sup>3</sup>	A=56% B=89% C=22%	Yes = 89% No = 0% Unknown = 11%	Yes = 67% No = 33%	Yes = 67% No = 0% Blank = 33%	Yes = 33% No = 11% Blank = 56%	Yes = 67% No = 0% Blank = 33%	

- Notes:**
- The main benefits of the replacement system:
    - Provides a more robust system
    - Promotes development
    - Eliminates the moratorium on new service connections
  - Total by number of the returned feedback forms.
  - Percentage out of the total feedback forms.
  - 9 Feedback forms were received after the Open House.

Summary of Feedback

- 9 feedback forms represent 11 out of 145 lots in the benefitting area.
- The returned feedback forms noted: Appreciated that the replacement system will:
  - Provide better servicing for the area;
  - Make Bridgeview a better neighbourhood;
  - Increase the property value.
- The returned feedback forms noted: Found the open house was helpful.



### Certificate of Sufficiency

Local Area Service on a Council Initiative Subject to Petition Against

Pursuant to Section 212 of the *Community Charter, SBC 2003, C26*;

I, Jane Sullivan, the 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 213 of the *Community Charter* and that sufficient petition against the Local Area Service has **NOT** been received.

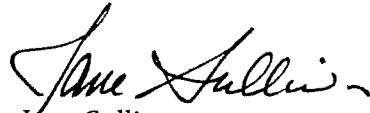
General Description of the Work:

**Local Area Service Project 4711-904  
Bridgeview West Cell Sanitary Sewer System  
Phase II**

The following table contain the details regarding this Petition:

Number of Properties within Petition Area	145	100%
Petitions Received stating "Do Not Agree"	5	3.50%

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

  
 Jane Sullivan  
 City Clerk

Date: July 13, 2012

**APPENDIX V**

CITY OF SURREY

**Local Area Service Bridgeview Vacuum Sewer Replacement System Phase 2  
[Project # 4711-904] By-law, 2012, No. 17688**

A by-law to establish the local area service for the sanitary sewer replacement in Bridgeview, the area roughly bounded by South Fraser Perimeter Road, and the CN Rail corridor/Fraser River, 116 Avenue and 132 Street; 123 Street north of 112A Avenue; 126A Street and 128 Street and King George Boulevard and 11300 Block; King George Boulevard and 11100 Block, Scott Road and 128 Street as shown in Appendix I, to authorize the construction of the Bridgeview Vacuum Sewer Replacement System Phase 2 works; 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 Bridgeview Vacuum Sewer Replacement System Phase 2, the area roughly bounded by South Fraser Perimeter Road, and the CN Rail corridor/Fraser River, 112 Avenue and 132 Street; 123 Street north of 112A Avenue; 126A Street and 128 Street and King George Boulevard and 11300 Block; King George Boulevard and 11100 Block, Scott Road and 128 Street as shown in Appendix I, 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 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 R101: 2012, approved by Council on May 28, 2012, 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 Vacuum Sewer Replacement System Phase 2 [Project # 4711-904] By-law, 2012, No. 17688".

2. Bridgeview Vacuum Sewer Replacement System Phase 2 comprising:
  - (a) low pressure sewer mains, lateral connections to each lot, and an individual pump unit system to each lot with an active sewer account in Area A<sub>1</sub>, A<sub>2</sub>, A<sub>3</sub>, A<sub>4</sub>, A<sub>5</sub>, A<sub>6</sub> and A<sub>7</sub> ("Area A"); and
  - (b) gravity sewers and connection in Area B as shown in Appendix I,  
(collectively, the "Works") shall be constructed to service parcels in the local service area.
3. A portion of the Works shall consist of a sump on a parcel with a submersible pump unit and controls, and forcemain from the parcel to the property line (the "Pump Connection").
4. A portion of the Works shall consist of :
  - (a) an individual forcemain section of sewer from the property line of a parcel to the City forcemain in Area A; or
  - (b) a gravity service connection from building sewer just upstream of the vacuum sewer interface valve chamber to the City gravity sewer in Area B as shown in Appendix I, (the "Sewer Lateral").
5. 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, and the CN Rail corridor/Fraser River, 112 Avenue and 132 Avenue; 123 Street north of 112A Avenue; 126A Street and 128 Street and King George Boulevard and 11300 Block; King George Boulevard and 11100 Block, Scott Road and 128 Street as shown outlined in dark outline in Appendix I, which is attached to and forms part of this By-law.
6. The City's contribution to the project shall be equal to 52.62% of the total costs of the Works (the "City Contribution"). The remaining 47.38% of the total costs of the Works shall be recovered as a local service tax imposed on the parcels within the local service area.
7. The local service tax shall be divided into three components as follows:
  - (a) a tax component for system replacement costs which shall be equal to 47.38 % of the total cost of the Works less the amounts in (b) and (c) below (the "System Replacement Component");

- (b) a tax component which shall be equal to 47.38% of the total cost of the Works attributable to the construction of the Sewer Laterals (the "Sewer Lateral Component"); and
  - (c) a tax component which shall be equal to 47.38% of the total cost of the Works attributable to the construction of the Pump Connections (the "Pump Connection Component").
8. The System Replacement Component shall be apportioned among the parcels within the local service area except Area A3 based on the frontage length of each parcel, as more particularly described in Appendix II, which is attached to and forms part of this By-law.
  9. The Sewer Lateral Component shall be apportioned among the parcels within the local service area based on the number of lots within the local service area, as more particularly described in Appendix II.
  10. The Pump Connection Component shall be apportioned among the parcels within the local service area based on the number of parcels with an active sewer account in Area A, as more particularly described in Appendix II.
  11. Subject to Section 12 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.
  12. Despite Section 11, the System Replacement Component and Pump Connection Component shall not be payable by any 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.
  13. The owner of any parcel with an active sewer account shall, prior to 90 days before the completion of the Works, give written consent to the City to assume ownership of and responsibility for the operation, maintenance, and replacement of the Pump Connection and Sewer Lateral to the parcel. In return, the City will compensate the owner for this responsibility in the sum of \$12,500.

14. All remaining parcels in the local service area with an active account that have not provided the written consent described in Section 13 and have not yet been connected to the new sanitary sewer system 60 days prior to completion of the Works will be required to be connected to the new system in order to receive sanitary sewer service to the parcel.
15. The General Manager, Engineering, has compiled the report and estimates of the costs relating to the Works as shown in Appendix II.
16. 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.
17. The General Manager, Finance & Technology may, subject to the approval of Council, agree with any bank or person for temporary advances of money to meet the cost of the Works pending the completion of the Works.
18. 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.
19. The Works shall be carried out under the supervision and according to the directions of the General Manager, Engineering.
20. 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.
21. The General Manager, Engineering shall prepare a revised Appendix II setting out the final cost of the Works and apportionment within the local service area and bring forth to Council the revised schedule as an amendment insertion to this By-law.
22. 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.
23. 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.



24. Any local service taxes unpaid after December 31, 2014, shall incur an annual financing charge calculated at an estimated rate of 5.75% 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.
25. The local service tax as amended under Section 21 shall be the levied in accordance with Sections 6 through 12.

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

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