

The benefiting area for the DCCFEA is illustrated in Appendix “I”, which is attached to this report.

The DCCFEA, as proposed, will not significantly affect the reasonable implementation of the City’s Sewer DCC program or the 10-Year (2016-2025) Servicing Plan.

The Developer will post securities for the construction of the sanitary sewer through a Servicing Agreement. The amounts to be collected from the benefiting lands under the DCCFEA will be finalized upon completion of construction of the works and on certified actual costs to a maximum of the upset limit included in the Recommendation section of this report.

FUNDING

The cost of the sanitary sewer construction will be front-ended by the Developer. The proposed DCCFEA has a term of 15 years, and will allow the Developer to recover some of the costs of constructing the works from a Sewer DCC that will be collected by the City from development on lands in the benefiting areas, as illustrated on the map attached to this report as Appendix “I”. The DCCFEA will expire 15 years after the Completion Date, regardless of the amount of the recoveries that is achieved by the Developer at that time.

SUSTAINABILITY CONSIDERATIONS

The proposed works and funding strategies to which this report refers support the Economic and Environmental Pillars of the City’s Sustainability Charter by minimizing initial capital and long term maintenance costs of infrastructure and by allowing for planned and orderly development in the City. In particular, the proposed works and funding strategies support the following City Sustainability Charter scope actions:

- EC₃: Sustainable Infrastructure Maintenance and Replacement; and
- EN₉: Sustainable Land Use Planning and Development Practices.

CONCLUSION

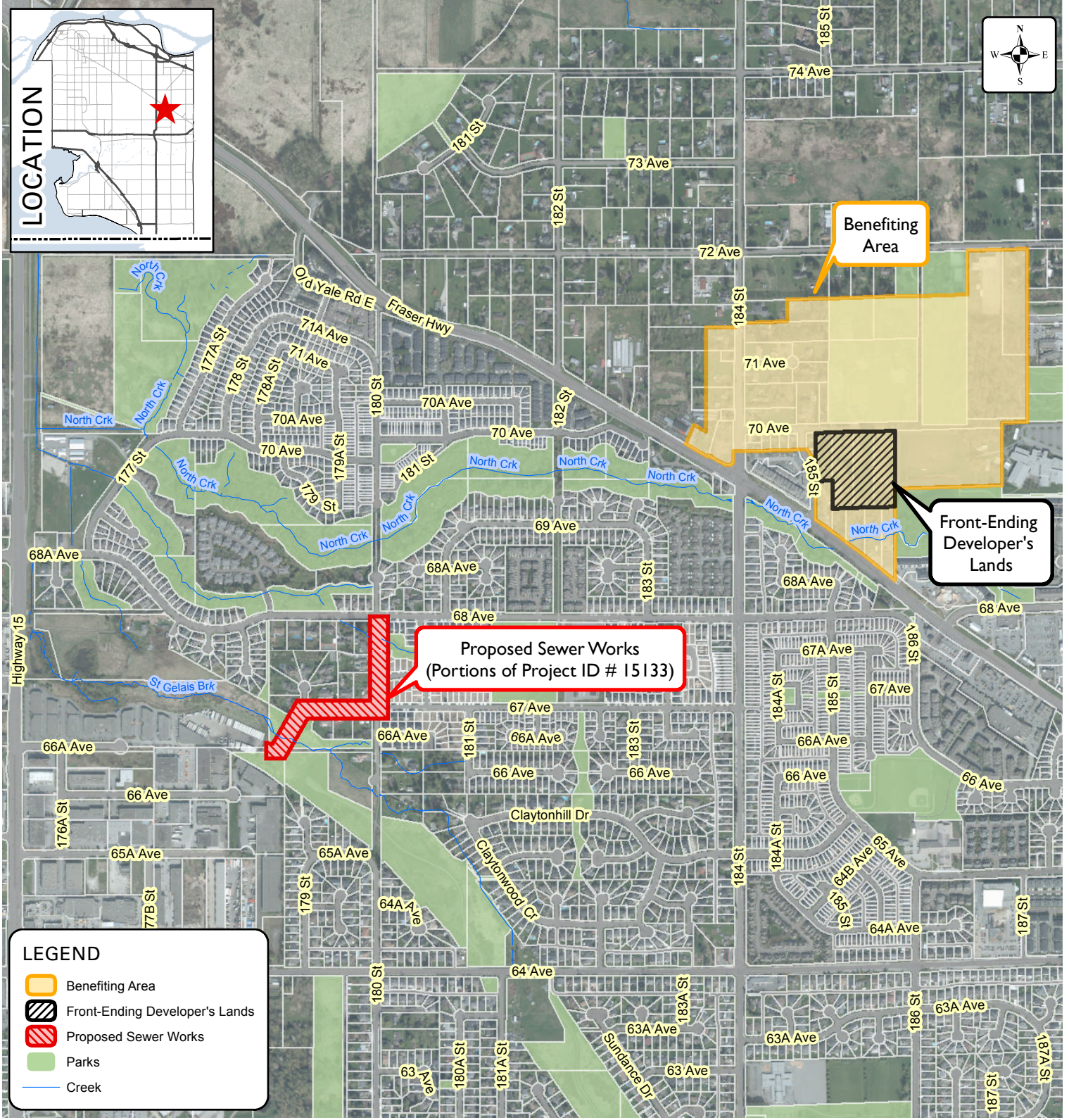
Based on the above discussion, it is recommended that Council authorize the execution of a Development Cost Charge Front-Ending Agreement to an upset limit of \$707,500.00 (including all applicable taxes), with Anthem Developments Ltd. (the Developer) in relation to the construction of the sanitary sewer for the West Clayton NCP all as generally described in this report and in Appendix “I” attached to this report.

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SSL/clr

Appendix “I” - Benefiting Area Map for the Proposed Sewer DCC Front-Ending Agreement

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 25-May-2016, C9W

Aerial Photo: April 5, 2015

Scale: 1:12,000 0 110 M



Benefiting Area Map for
Proposed Sewer DCC
Front-Ending Agreement

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\CW_FraserHwy-184StBenefitingArea_AP.mxd