

COUNCIL AGENDA/INFORMATION

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Dept. Manager	Director	CAO
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The District of North Vancouver REPORT TO COUNCIL

November 10, 2005
File: 04.1310.01/000.000
Tracking Number: RCA -

AUTHOR: Dennis Back, Director of Corporate Services

SUBJECT: Berkley Escarpment Storm Sewer Incentive Proposal

RECOMMENDATION:

THAT

- 1) an incentive plan be approved to provide a grant of \$ 500 to each property in the Berkley Escarpment Storm Sewer area upon completion of a connection to the District's storm sewer system provided that the work is completed under permit on or before March 31, 2006 and to the satisfaction of the District's inspectors; source of funding to be Council reserve that has a current balance of \$ 55,000.
- 2) Council approve the refund of the drainage permit fee (\$112) for work completed to the District's satisfaction prior to the deadline date of March 31, 2006.

REASON FOR REPORT:

The purpose of this report is to recommend a grant program in conjunction with the installation of storm sewer connections in the Berkley Escarpment Storm Sewer area (*as defined on the maps attached to this report*).

BACKGROUND:

There are approximately 100 residences in the vicinity of Berkley, Lennox and Layton Streets that are not currently connected to the District's storm sewer system.

These properties typically discharge their storm water and run-off water over the bank at the rear of their properties.

EXISTING POLICY:

The District's Sewer Bylaw No. 6656 requires all storm water and run-off from hard surfaces to be discharged into the storm sewer system. Discharge alternatives are permitted under certain circumstances, but only if approved by the Director of Environment, Parks & Engineering.

ANALYSIS:

As part of the District's Slope Management Plan and in response to the January 2005 slide on the Berkley escarpment, geotechnical consultants were engaged to assess the risk of slope failure in the Berkley, Lennox and Layton Street area (along the top of the Berkley escarpment), herein referred to as the "*defined area*" and as noted on the maps attached to this report.

The consultant's have advised that the risk of future slope failure will be significantly reduced if residential storm water drainage is directed to the municipal storm water system rather than utilizing alternative discharge systems to or over the bank.

Under the District's Sewer Bylaw, the Director of Environment, Parks & Engineering has the authority to order connection to the storm sewer system where *an alternative discharge has failed or is creating damage or a nuisance to adjoining properties*.

Based on the recent advice from the District's geotechnical consultants, the District is intending to communicate with each of the affected properties within the defined area to notify them of the consultant's findings and request that they connect their storm drainage systems to the District's storm sewer system in order to protect their properties and neighbouring properties.

The work that is recommended is to:

- Connect and discharge rain water leaders (roof and balcony drains) and driveway catch basins to the District's storm sewer system, and, wherever possible,
- Connect all other hard surface drainage, and perimeter foundation drainage systems, to the storm sewer system.

Private property drainage is connected to the District's lateral connection at the property line. The District has recently completed at its expense the installation of those lateral connections to the property line within the defined area.

The work on private property would be subject to permits, inspections and acceptance by the District's inspectors.

As an incentive for these property owners to install the necessary connections at the earliest possible date, staff is recommending that a program be established whereby a grant be provided to each property in the defined area upon completion of the connection of their storm drainage system to the District's storm sewer system. The work must be done under permit issued by the District and completed on or before March 31, 2006 in order to qualify for the grant. It is further recommended that the drainage permit fee be refunded to these property owners upon acceptance of the work by the District.

The cost of the required work will vary from property to property, however, it is estimated that the average cost will be in the order of \$7000.

Earlier Connections

In the interest of fairness, it is also recommended that the grant be made available to all properties within the defined area including those that may have completed their connections since the landslide in January 2005. This would be on the proviso that the work was done under permit and accepted by the District following inspection.

Voluntary Program

It should be noted that this is intended as a voluntary program at this time to encourage property owners to connect to the storm sewer system as soon as possible in order to protect their properties. However, for those properties that do not connect at this time, the District may impose mandatory connections through an area specific bylaw in which case the permits fees would be payable without the benefit of the incentive grant.

Timing/Approval Process:

To qualify for the grant, the work must be completed by March 31, 2006.

Concurrence:

This proposal has been reviewed by the CAO and Directors, and has their support.

Financial Impacts:

Based on the 100 properties within the defined area, the cost of the incentive program would not exceed \$50,000 in direct costs at the level of grant recommended in this report.

Options:

Council could take any of the following actions:

1. Support the staff recommendation of \$500 per property.
2. Increase the incentive to \$1000 per property, or some alternative amount (*this would require additional funding from surplus approved by Council*)
3. Not approve an incentive program.

Dennis Back

Director of Corporate Services

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<input type="checkbox"/> Community Planning	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input type="checkbox"/> Regulatory Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/> _____
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications	<input type="checkbox"/> NS Health	<input type="checkbox"/> _____
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<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> Fire Services	<input type="checkbox"/> Recreation Commission	
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