

DATE OF MEETING MAY 17, 2021

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**SUBJECT MORNINGSIDE DRIVE SEWER PARCEL TAX AMENDMENT
BYLAW**

OVERVIEW

Purpose of Report

To introduce amendments to the “Morningside Drive Local Service Area Parcel Tax Bylaw 2019 No. 7288” to update the year of construction completion.

Recommendation

That:

1. “Morningside Drive Local Service Area Parcel Tax Amendment Bylaw 2021 No. 7288.01” (To adopt amendments to reflect the change in the year of construction completion) pass first reading;
2. “Morningside Drive Local Service Area Parcel Tax Amendment Bylaw 2021 No. 7288.01” pass second reading;
3. “Morningside Drive Local Service Area Parcel Tax Amendment Bylaw 2021 No. 7288.01” pass third reading.

BACKGROUND

Property owners along Morningside Drive between Hammond Bay Road and Neck Point Road approached the City to cooperate on installing a sanitary sewer line along their section of Morningside Drive. The subject properties are currently on septic systems. In July 2018, Council approved the installation of a sanitary sewer line along Morningside Drive (the “Project”), subject to the property owners signing a petition for local area service pursuant to the process outlined in Section 213 of the *Community Charter*.

On February 11, 2019, the Corporate Officer certified the petition for the Morningside Drive Sanitary Sewer as sufficient and valid. The “Bylaw to Establish the Morningside Drive Local Area Sewer and Sanitary Line Service Bylaw 2019 No. 7281” (Bylaw 7281) and the “Bylaw to Impose a Parcel Tax Within The Morningside Drive Local Service Area Bylaw 2019 No. 7288” (Bylaw 7288) were adopted by Council in May 2019.

The total estimated cost of the service was expected to be in the range of \$150,000 to \$240,000 and construction of the Project started in March of 2020. The work was planned to be constructed by the end of 2020 and the majority of the work has been completed. Services to 1000 Morningside Drive, 1024 Morningside Drive and 1030 Morningside Drive have been completed, and these properties may connect to the new sewer at any time.

Further background on the regulatory framework, and the Project can be found in Appendix A.

DISCUSSION

During installation of the lateral service connections to 970 Morningside Drive and 3995 Morningside Drive, archeological materials were discovered. This required the City to obtain a permit from the BC Archeological Branch to complete the Project. There has been some delays in obtaining the permit, however, as soon as the permit is issued, the City will return to complete the work. Connection to the new sewer for these properties will be delayed until the work can be completed.

Because of the construction delays in 2020, Bylaw 7288 needs to be amended to reflect the change in the year of construction completion.

FINANCIAL IMPLICATIONS

There are no financial implications in amending Bylaw 7288. The City will absorb the costs of permitting and relocating its construction crew to complete the work. Financial implications to provide the local area service can be found in Appendix A.

OPTIONS

1. That:
 1. “Morningside Drive Local Service Area Parcel Tax Amendment Bylaw 2021 No. 7288.01” (To adopt amendments to reflect the change in the year of construction completion) pass first reading;
 2. “Morningside Drive Local Service Area Parcel Tax Amendment Bylaw 2021 No. 7288.01” pass second reading;
 3. “Morningside Drive Local Service Area Parcel Tax Amendment Bylaw 2021 No. 7288.01” pass third reading.
2. That Council provides Staff with an alternate direction.

SUMMARY POINTS

- Property owners along Morningside Drive approached the City requesting an expansion of the sewer system to serve their properties.
- A petition was held and validated for a Local Area Service to the area.
- The cost of the Project is expected to be in the range of \$150,000 to \$240,000 with cost recovery from the adjacent property owners of \$61,000 (\$12,200 each).

- Construction of service connections to 970 Morningside Drive and 3995 Morningside Drive have not been completed. Once the archeological permit is issued, the City will return to complete the work and the two properties can be connected to the new sewer system.

ATTACHMENTS:

Attachment A – Staff Report May 27, 2019

Attachment B – “Morningside Drive Local Service Area Parcel Tax Bylaw 2019 No. 7288” (for reference)

Attachment C – “Morningside Drive Local Service Area Parcel Tax Amendment Bylaw 2021 No. 7288.01”

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