



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 6, 2021
FROM: Infrastructure Services
SUBJECT: ALTA LAKE ROAD SEWER EXTENSION LOCAL AREA SERVICE BYLAW

REPORT: 21-038
FILE: E320

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Infrastructure Services be endorsed.

RECOMMENDATION

That Council consider giving first, second, and third readings of “Alta Lake Road Sewer Extension Local Area Service Establishment Bylaw No. 2237, 2021”.

REFERENCES

Alta Lake Road Sewer Extension Local Area Service Establishment Bylaw 2237, 2021.

Administrative Report No.19-129 from October 8, 2019. (Not attached)

PURPOSE OF REPORT

The purpose of this Report is to provide Council with background information about this sewer extension project and explain the Local Area Service Bylaw required to finance the project. The Report requests consideration of first, second, and third reading of the Local Area Service Establishment Bylaw 2237, 2021 associated with the Alta Lake Road Sewer Extension project.

DISCUSSION

Background

Whistler’s Official Community Plan (OCP) and Liquid Waste Management Plan (LWMP) both support the connection of all properties to the municipal sewer system in Whistler. Providing sewer service to the remaining Alta Lake Road properties is important primarily from a sanitary and homeowner convenience perspective, and is the last established neighbourhood in Whistler that does not have municipal sewer.

In 2014 five parcels; 5593 to 5602 Alta Lake Road proceeded on private initiative to connect to the municipal sewer with a 50/50 cost share agreement with the Resort Municipality of Whistler (RMOW). This is the precedent for the current project financing.

In September 2018, Council received correspondence containing 15 signatures from parcel owners residing on Alta Lake Road, indicating these residents “support the construction of the municipal sewer”. After review of this documentation and the associated history of this project, staff determined a

formal petition for the creation of the Local Area Service should be issued.

On May 3, 2019 the RMOW sent out a formal petition to affected parcel owners. The petition was for the creation of two Local Area Service Bylaws that would apply specifically to the 33 parcels along the west side of Alta Lake that are not connected to the municipal sewer system. The first Bylaw would establish the Local Area Service and describe the parcels that will be affected by the sewer extension project. The second Bylaw would establish the amount(s) and financial method(s) employed to finance the design and construction of the Alta Lake Road Sewer Extension. The costs outlined in the petition document reflected the estimated project design and construction cost for the municipal sanitary sewer only, while other costs associated with supplying individual lot pump stations, road resurfacing and landscape remediation will be borne solely by the municipality. The cost of the design and construction of the sanitary sewer was proposed in the petition at a 50 per cent cost share (to a maximum of \$900,000) between the parcels in the Local Area Service and the RMOW. The RMOW's 50 per cent share would come from the existing sewer capital reserves

The petition also specified that all residential parcels in the service area will be required to connect to the new sanitary sewer within 18 months after the completion of the sewer main installation. A proposed bylaw amendment with respect to Bylaw 551, 1987 regulating connection to sewer systems is currently being drafted to allow the relaxation of the standard 180 day connection requirement.

The petition was returned to the RMOW by the August 30, 2019 deadline. The residents that returned the petition represented more than 50 per cent of the parcels in the specified area, and more than 50 per cent of the total property value. As required, the petition was given a certificate of sufficiency by the Municipal Clerk.

Staff subsequently determined that a loan authorization bylaw would not be required as the municipal sewer reserves are adequate and no external borrowing will be necessary to fund the parcel owner's portion of the cost of the project. The annual Local Area Service charge will repay the parcel owners 50 per cent cost allocation for the construction of the public sewer portion of the project to the Sewer Reserve over the 20 year amortization period of the Local Area Service. This Report therefore addresses only the Alta Lake Road Sewer Extension Local Area Service Establishment Bylaw No. 2237, 2021.

Design Concept

The original design concept included placing the sewer main in the road right of way at an approximate depth of 3.5 meters. The consulting engineer at that time assumed this design would require fewer private pump stations, however it would have ultimately increased the cost of the public portion of the sewer due to the extensive rock excavation that would be required. It would have also increased the cost to the parcel owners of installing the private sewer connections at the lower elevation for the same reason. Information obtained during detailed investigations of the sewer service line elevations for the exiting subject homes determined that this original design would have still required most homes to install pump stations. Therefore the original design concept was abandoned in favour of the shallow 1.5 meter bury option, including the additional pump stations that will be required for the majority of subject homes. This change in scope does not represent additional cost for the home owners because it reduces the cost of the public portion of the sewer, and the municipality is bearing the cost of supplying the private pump stations.

Local Area Service Bylaw

The Alta Lake Road Sewer Extension Local Area Service Establishment Bylaw No. 2237, 2021 will allow the RMOW to recover 50 per cent of the cost of the design and construction of the public portion of the new sanitary sewer from the parcels in the defined Local Area over a period of 20 years, up to a maximum of \$900,000.

As shown on the map in Schedule A of the Bylaw document, the subject properties are inclusive of addresses 5606 to 5754 Alta Lake Road.

POLICY CONSIDERATIONS

Official Community Plan Community Vision

The Vision Statement in our Community Vision includes the statement “We protect the land – the forests, the lakes and the rivers, and all that they sustain”. Establishment of this Local Area Service will fund a portion of this project that will provide long-term environmental protection to this area of Alta Lake.

Goals, Objectives and Policies

Extending the sewer to the properties along this section of Alta Lake Road is supported by OCP Goal 12.2 “Whistler’s sewer systems meet all applicable standards and are maintained in a manner that is cost-effective, ensures reliability and minimizes or eliminates environmental impacts” and specifically the following policies:

12.2.1.3. Follow the implementation plan set out in the municipality’s Liquid Waste Management Plan.

12.2.1.5. Require lands within the sewer system service area, as shown in Schedule I, to be connected to the sewer system when considering land development applications.

Schedule I shows this area of Whistler as an “area to be connected to municipal sewer in the future”. This is the last established neighbourhood in Whistler to be connected to the sanitary sewer system.

Other Relevant Policies

Liquid Waste Management Plan (LWMP) – 2018 Update.

As detailed in Section 2.2.1 of the updated LWMP, a commitment was made in the 1993 LWMP to provide sanitary sewers to connect Emerald Estates and the west side of Alta Lake to the Whistler Waste Water Treatment Plant. Provision of sanitary sewers to Emerald Estates was completed in 2002. Alta Lake Road is the last area in Whistler not completely serviced by sanitary sewer. The construction of sanitary sewer to this neighbourhood is also listed in Section 8 – Updated Implementation Plan.

BUDGET CONSIDERATIONS

The current five-year financial plan and 2021-25 budget (Project E320-07 and E320-09 Alta Lake Road Sewer Extension Project) includes funding for this project as follows:

| BUDGET CODE NUMBER & NAME | 2020 ACTUALS | 2021 BUDGET | 2022 BUDGET | TOTAL |
|---|---------------------|--------------------|--------------------|--------------------------|
| E320-07 - Design, procurement, sewer main installation, contract Administration and management & contingency (25%). | \$62,812 | \$2,202,500 | \$0 | \$2,265,312 |
| E320-09 – Purchase of up to 33 residential pump stations, landscape remediation and road upgrade. | - | \$800,000 | \$500,000 | \$1,300,000 |
| TOTALS | \$62,812 | \$3,002,500 | \$500,000 | \$3,565,312 |
| | | | | |
| Total (Max) Residential Forecasted Cost | \$31,406 | \$868,594 | \$0 | \$900,000 (25%) |
| Total RMOW Forecasted Cost | \$31,406 | \$2,133,906 | \$500,000 | \$2,665,312 (75%) |
| TOTAL Project Cost | | | | \$3,565,312 |

Funding for the connection of the municipally-owned property to the new municipal sewer main (The Pointe) is not included in this project budget.

Project design, construction management and the installation of the sewer main are the portions of the costs that will be shared equally between the RMOW and the property owners in the specified area. The cost to acquire the individual pump stations will be paid entirely by the RMOW (as per the precedent in the Emerald Estates sewer extension project).

Grant Applications

Seven applications for senior government grants for this project were made by staff, without success. Since staff's 2019 presentation to Council no appropriate grant funding opportunities have become available for this project.

COMMUNITY ENGAGEMENT AND CONSULTATION

An online open house was held for this project on October 6, 2020 with approximately 15 residents in attendance.

While most of the information on the project was well received, several people expressed concern that the RMOW should pay more than 50 per cent of the cost of the construction of the project. As shown in the table in the Budget section, due to the change in the project scope to have a shallower sewer main and more individual pump stations, the RMOW will be paying for more than 50 per cent of the overall project. If the entire project budget is used, the resident portion of the project will be approximately 25 per cent of the total project cost.

SUMMARY

As described, the Alta Lake Road Sewer Extension project is designed to provide municipal sewer service to the last established neighbourhood in Whistler currently without this service. Whistler's Official Community Plan and Liquid Waste Management Plan both support the connection of all properties to the municipal sewer system in Whistler. Completion of the project would fulfill the wishes of the majority of the property owners in the specified area as per the results of the 2019 petition.

Establishing a Local Area Service will allow the RMOW to recover 50 per cent of the cost for the design and construction of the sewer main from the specific properties that will benefit from this service. It is recommended that Council give first, second, and third readings of Alta Lake Road Sewer Extension "Local Area Service Establishment Bylaw No. 2237, 2021".

Respectfully submitted,

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for
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