

Report to Council



Date: June 10, 2019

File: 0920-20 Individual Properties

To: City Manager

From: Development Services (MB)

Subject: Latecomer Agreement - Gore-Osprey Watermain

Report Prepared by: James Kay, P.Eng, Development Engineering Manager

Recommendation:

THAT Council endorse the Latecomer Agreement – Gore-Osprey Watermain between the City and the owner of Lot 11, D.L.14, Land District 41, Plan KAP792743720276319 which was redeveloped and required to provide excess and extended services;

AND THAT Council impose Latecomer charges for excess or extended services, the lesser of those shown in Appendix C or actual construction costs, on the benefitting lands listed in Appendix B;

AND THAT the Mayor and Clerk be authorized to execute this Latecomer Agreement;

AND FURTHER THAT for smaller Latecomer Agreements (the lesser of \$1.5m or \$50k/property), Council delegate authority to authorize and prepare the Latecomer Agreements to the Development Engineering Manager, and authority to execute to the Mayor and Clerk.

Purpose:

For Council to endorse the execution of a Latecomer Agreement for the recovery of developer-funded costs for Excess or Extended Services, and to consider delegating authority for smaller Agreements.

Background:

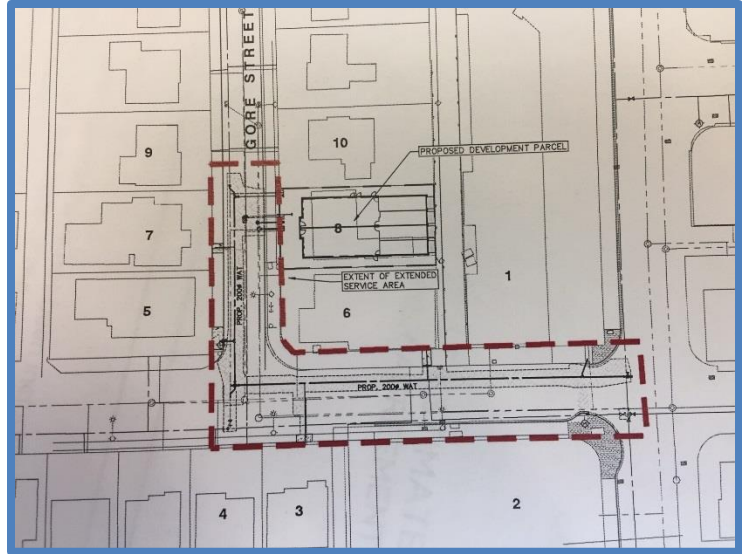
The City of Kelowna Latecomers Policy and Guidelines outlines the framework, which has been followed, and the City's standard Latecomer Agreement has been utilized.

The owner at 2673 Gore Street applied to redevelop their parcel and our Development Engineering Manager directed the proponent to upsize the existing public watermain with the capacity/ability to provide adequate fire flows to service this and adjacent properties should they choose to redevelop at a future date.

Summary

The proponent undertook the civil engineering design, and will install the watermain this summer at an estimated cost of \$138,817.

The consultant has identified 10 benefitting lots, resulting in a Latecomer Connection Fee of \$633/m of frontage, with costs up to \$31,000 per lot. This cost is only payable by the adjacent owners if they choose to connect to this sewer, within the duration of this agreement.



Further, Staff request Council consider delegating authority for small Latecomer Agreements that are consistent with our Standard Agreement, under \$1.5m in total value, and under \$50,000/lot, so as to streamline authorization and execution.

Legal/Statutory Authority:

Local Government Act, Sections 507 & 508

Existing Policy:

Latecomer Policy and Guidelines

Submitted by:

James Kay, P.Eng, Development Engineering Manager

Approved for inclusion:



Mo Bayat, Dept. Manager, Development Services

Attachments:

- 1) Latecomer Agreement - Gore-Osprey Watermain

cc:

Acting Divisional Director, Community Planning & Strategic Investments
Divisional Director, Infrastructure
Divisional Director, Financial Services
Infrastructure Engineering Manager