

Attachment 9
Engineering Servicing
Memo

Memorandum

To: Wendee Lang, Planning Analyst

Date: January 4, 2022

From: Roger Chang, Engineering Technologist

File: PRJ-009982

Subject: WORKS AND SERVICES REQUIREMENTS FOR 122 EIGHTH AVENUE – REZ00221

We are responding to your application as referenced above dated December 3, 2021 for the proposed duplex.

Please be advised that staff have done a review of this project and identified the following details that will need to be addressed as part of this application:

1. Discuss all onsite rainwater management and paving materials with Development Services, Planning Division at 604-527-4532. The landscaping design is strongly encouraged to incorporate rainwater retention, infiltration and harvesting including rain gardens, permeable surfaces, rain barrels and swales.
2. Discuss all onsite service details with Development Services, Building Division at 604-527-4580 (Plumbing Permit). The on-site sanitary and stormwater systems, perimeter drainage and roof leaders, will need to be fully separated.
3. Discuss all City communication servicing details with Phil Kotyk, Fiber Network Operations Manager, at 604-527-4641. City communication conduit may be provided in accordance with the City's Intelligent City Design requirements, as it pertains to the Fiber Optic Network and Street Lighting Design.
4. Discuss all costs associated with the design and replacement of the existing overhead electrical and telecommunication utilities with an underground system to service the property. For further information please contact Marc Rutishauser, Acting Manager Electrical Engineering Design and Planning, Electrical Operations Department at 604-527-4533.
5. Discuss all costs associated with telecommunication and gas companies (Shaw, Telus & Fortis BC) directly regarding the provision of their services for the proposed development, noting all works will need to be underground and completed at the owner's expense. We recommend that this consultation be made as soon as possible to establish requirements and avoid conflicts.
6. Registration of a 0.56m wide 'Public Access' Statutory Right-of-Way (SRW) along the entire lane frontages (parallel and perpendicular with Eighth Avenue) with Land Titles Office. Please have applicant contact me to discuss and begin the process.
7. Payment of a **\$20,000.00** deposit towards the estimated cost of upgrading, by the City, of the existing water service connection to 25mm (1") with meter setter and Brooks box at property line. City records indicate the existing water service connection is older than 40 years, as per the *City of New Westminster Water Works Bylaw No. 7631, 2013* requires the connection to be replaced. If a fire sprinkler system is proposed for the property, the owner will need to retain a mechanical engineer to determine the appropriate size of the service connection required.

8. Payment of a **\$15,000.00** deposit towards the estimated cost of upgrading, by the City, of the existing combine sewer service connection complete with an inspection chamber at property line. City records indicate the existing sewer service connection is older than 40 years, as per the *City of New Westminster Sewerage and Drainage Regulation Bylaw No. 7746, 2015* requires the connection to be replaced.
9. Payment of a **\$35,000.00** deposit towards the estimated cost of reconstructing, by the City, of the lanes (parallel and perpendicular with Eighth Avenue) full width with rollover curb-and-gutter along the development frontage. When you are ready to have the lane reconstructed, please contact Gabe Beliveau, Superintendent Streets, Sidewalks, Signs and Towing at (604) 517-5417.
10. Payment of a **\$7,500.00** deposit towards the estimated cost of reconstructing, by the City, sidewalk (1.5m wide) and curb-and-gutter along the development frontage on Eight Avenue. When you are ready to have the curb reconstructed, please contact Gabe Beliveau, Superintendent Streets, Sidewalks, Signs and Towing at (604) 517-5417.
11. Payment of a **\$1,340.00** fee for two boulevard trees. The trees will be selected, purchased, installed, and maintained by the Parks Department. When you are ready to have the trees installed, please contact Sylvain Martel, Senior Arborist at (604) 527-4625.
12. Payment of a **\$3,600.00** cash-in-lieu contribution for repaving of the road along the development frontage on Eighth Avenue. The cash-in-lieu calculation is for half the road in accordance with the City's Design Criteria.
13. Apply for a Street Occupancy Permit (SOP) for all works within City street right-of-ways. An approved traffic management plan may be required five (5) business days prior to issuance of a SOP. For more information on the requirements, see our webpage at <https://www.newwestcity.ca/services/streets-and-sidewalks/street-occupancy-permit>.
14. Ensure that the implementation of the Erosion and Sediment control best practices meet the requirements outlined in the *City of New Westminster Erosion and Sediment Control Bylaw 7754, 2016*. For more information on the requirements, see our webpage at <https://www.newwestcity.ca/services/environment-and-sustainability/water-protection-and-conservation#erosion-sediment-cont0rol>

Deposit, fee and cash-in-lieu payments shall be received by the City prior to Building Permit issuance. Should the deposits to complete the works be less than the deposits collected, the remaining funds will be returned to you. If the costs exceed the deposits, you will be invoiced the difference.

Should you have any further questions, please contact the undersigned at 604-527-4633 or rchang@newwestcity.ca.

Regards,



Roger Chang, ASCT
Engineering Technologist