

**Refers to item #3
Public Hearing of July 5th, 2022**

MEMORANDUM

July 4, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability
Pat Lau, Senior Rezoning Planner, Urban Design and Sustainability

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 418-496 Alexander Street – Amendment to the Engineering Condition

RTS#: 14912

On June 7th, 2022 Council referred the above-noted application to a Public Hearing. After referral, staff noted a flow monitoring investigation in this area was completed which confirmed that a sewer upgrade is not required. This memorandum recommends a revision to Engineering condition 2.4(b) in Appendix B Part 2, Condition of By-law Enactment, to remove specific requirements in the Services Agreement to upgrade the sewer system.

Council action is required to amend the draft Conditions of By-Law Enactment, in Appendix B, Part 2.

RECOMMENDATION

THAT the following condition of enactment be revised with Part 2: Conditions of By-law Enactment of Appendix B. Condition 2.4(b) revised to confirm sewer upgrades are not needed due to the existing downstream conditions and 2.4(b)(i), (ii), and (iv) are to be deleted as follows:

~~“2.4 Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 418 – 496 Alexander Street requires the following in order to improve sanitary sewer flow conditions: does not require upgrades due to existing downstream conditions. Local Servicing Upgrade:~~

- ~~▪ Upsize 194 m of 250 mm SAN to 375/525/600 mm SAN on Alexander Street from MH__FJD0QZ to MH__FJD0RF.~~
- ~~▪ Upsize 83 m of 250 mm SAN main to 375 mm on Alexander Street from MH__FJD0QZ to MH__~~
- ~~▪ Upsize 97 m of 250 mm SAN main to 525 mm on Alexander Street from MH__FJD0QK to MH__FJD0QC~~
- ~~▪ Upsize 14 m of 250 mm SAN main to 600 mm on Alexander Street from MH__FJD0QC to MH__FJD0RF~~

~~Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer’s Engineer.~~

- ~~i. Developer’s Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.~~
- ii. Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers on Alexander Street.
- ~~iii. Provision of \$30,000 for a sewer catchment flow monitoring study to confirm the capacity in the pipe to be upgraded with a possibility of the condition being reduced further. The results will not increase the scope of the current condition.~~
- iv. The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.”

If you have any further questions, please don’t hesitate to contact me.



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