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Agenda Item 9
REPORT JWDC 2013-08

**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION
MEETING OF TUESDAY, MAY 7, 2013**

SUBJECT AMENDMENT TO WESTHILLS AGREEMENT

ISSUE

The Glen Lake School property has been amalgamated with an adjacent lot in the Westhills Development Area and School District 62 has requested that the entire new lot be included in the Westhills Development Area.

BACKGROUND

In May of 2007, the Capital Regional District (CRD) entered into an agreement with the City of Langford for supply of water to the Westhills Development. The Westhills Development receives water from the Regional Water Supply System without passing through any Juan de Fuca Water Distribution System (JDFWDS) pipes, and pays for this water at the bulk wholesale rate. Water infrastructure within the Westhills development is owned by the City of Langford and operated by a contractor.

The Glen Lake School property was not included in the original Westhills Development Area (see attached Schedule A) due to the fact that it was already serviced from the JDFWDS. The Glen Lake School lot has now been amalgamated with a neighbouring lot that is within the Westhills Development Area. School District 62 intends to demolish the existing Glen Lake School building and construct a new Glen Lake Secondary School. School District 62 has requested that the Westhills Development Area boundary be extended to include all of the new lot, including the portion that was formerly the Glen Lake School property. This request is being made so that the new school will not be subject to JDFWDS Development Cost Charges (DCCs), and also because the existing main on Glen Lake Road is not big enough to service the school. Properties within the Westhills Development Area do not pay JDFWDS DCCs because the Westhills water system is serviced directly off the Regional Water Supply System.

ALTERNATIVES

1. That the Juan de Fuca Water Distribution Commission direct CRD staff to work with City of Langford staff to amend the Westhills Agreement to include the entire Glen Lake Secondary School lot.
2. That the Juan de Fuca Water Distribution Commission recommend that the old portion of the Glen Lake School lot remain outside the Westhills Development Area.

IMPLICATIONS

Under Alternative 1, the new Glen Lake Secondary School would be serviced from a Westhills water main owned by the City of Langford and would not be subject to the DCCs that are applicable to properties within the JDFWDS. This is reasonable since development of the new Glen Lake Secondary School would not place a current or future burden on the JDFWDS. DCCs are not payable by properties within the Westhills Development Area because the Westhills water system is serviced directly off the Regional Water Supply System without passing through any JDFWDS pipes. The JDFWDS would not be burdened with any costs associated with amending the Westhills Agreement. The City of Langford will be responsible for confirming that the Westhills water system has sufficient capacity to service the new school site.

Under Alternative 2, the new Glen Lake Secondary School would be serviced from the JDFWDS and would be subject to DCCs, as well as paying the cost to upgrade the 150 mm diameter main in Glen Lake Road. This option would increase the cost of constructing the publicly funded new school and would also result in disturbance to local residents on Glen Lake Road, a highly travelled roadway.

CONCLUSION


The addition of the old Glen Lake School property to the Westhills service area, as requested by School District 62, can be justified on the basis that the property will no longer be a burden on the JDFWDS. This would also reduce servicing costs for the new school, a publicly funded project, by utilizing existing Westhills water services and eliminating the requirement to pay JDFWDS DCCs.

RECOMMENDATION

That the Juan de Fuca Water Distribution Commission direct CRD staff to work with City of Langford staff to amend the Westhills Agreement to include the entire Glen Lake Secondary School lot on the basis that the school site will not be serviced from the JDFWDS.

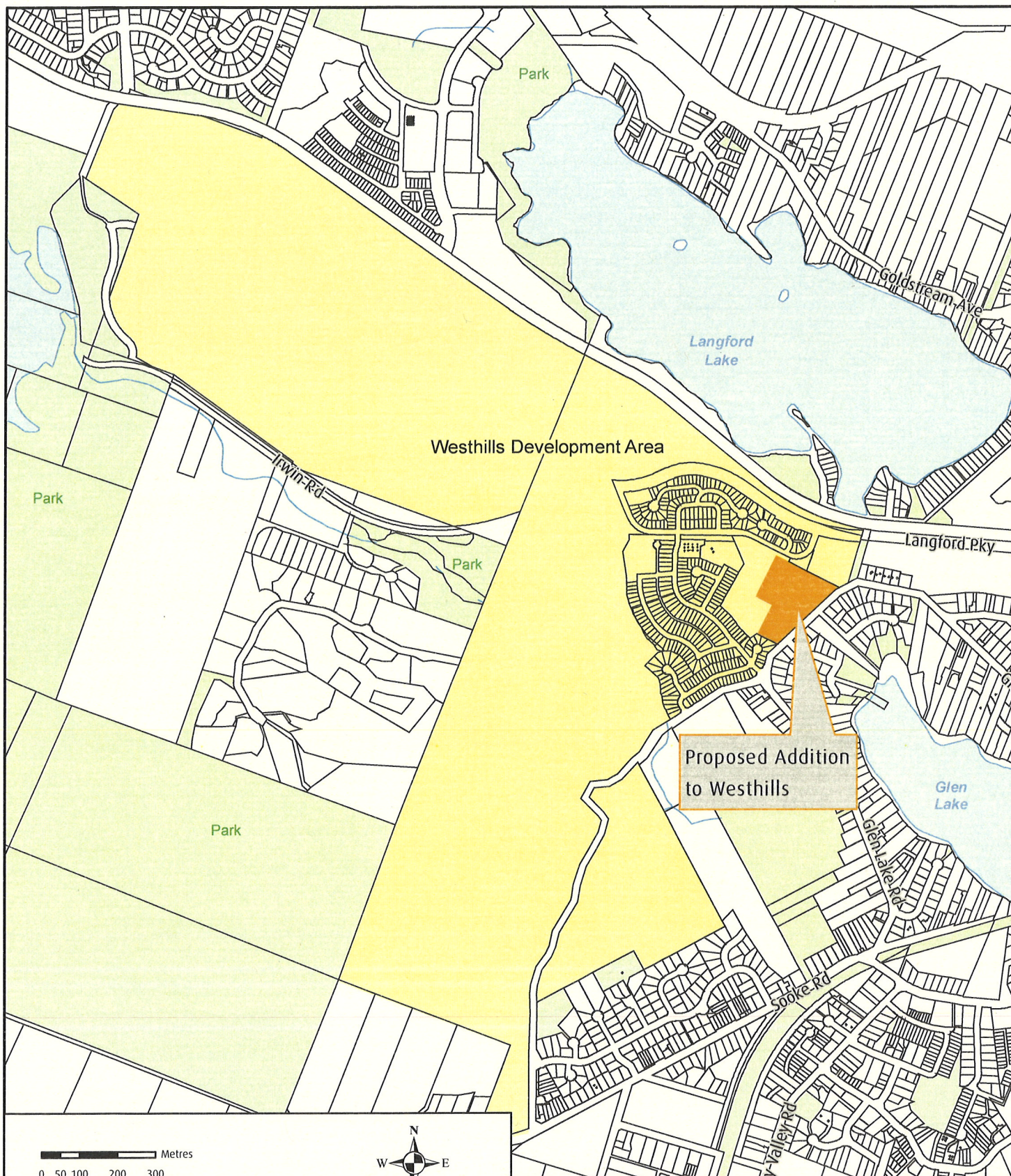


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0 50 100 200 300 Metres

UTM Zone 10N NAD 1983



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May 2013 | ProposedAdditiontoWesthills.mxd | gis@crd.bc.ca

Schedule A Proposed Addition to Westhills

CRD

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