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**REPORT TO PORT RENFREW UTILITY SERVICES COMMITTEE
MEETING OF THURSDAY 11 FEBRUARY 2010**

SUBJECT **UPDATE OF TIMBERWEST REQUEST FOR INCLUSION IN PORT RENFREW
WATER SERVICE AREA**

PURPOSE

To provide the Port Renfrew Utility Services Committee (PRUSC) an update regarding Couverdon Real Estate's request for inclusion in the Port Renfrew water service area.

BACKGROUND

At the PRUSC meeting of 17 September 2009, the committee conceptually supported the project to extend the water service area to Timberwest; d.b.a. Couverdon Real Estate (CRE) lands. On 08 December 2009, Capital Regional District (CRD) staff met with CRE representatives respecting the methodology for development of the lands, protocols for bylaws to extend the service, and to identify the basic components of a servicing strategy for the water system. The options presented for CRE consideration included the upgrade of approximately 1,500 metres of existing 150mm Asbestos Cement (AC) water main on Parkinson Road from the Deering Road intersection to the proposed booster station location, to be constructed by RTown under their community infrastructure upgrade obligations.

CRE expressed concerns regarding the need for infrastructure upgrades as the only benefit they could realize would be a densification of their property, allowing an additional nine *serviced* lots on their industrial parcel. The estimated cost to replace the aging water main is in the range of \$900,000 which would also include the Baird Creek bridge crossing. Several alternatives were discussed, but all with costs similar to the Parkinson Road water main replacement. The primary rationale for the upgrade is to address increased static and residual pressures in the aging pipe that would be required to service the CRE property once RTown installs the new reservoir at a higher elevation under their Phase 2 development.

The current infrastructure configuration has the CRE industrial land on the *feed* water line serving the community reservoir. The existing back check valve would have to be relocated to the east of their property, which would increase the static pressure to the old and deteriorating AC main (Attachment 1), which would still not maintain adequate pressure to service their land without a private booster station.

Given an estimated \$100,000 cost to obtain each additional lot, CRE has retracted their request to be included in an expanded water service area. Other options presented included a partnership with RTown in the immediate installation of the Phase 2 reservoir, and the installation of a domestic water line serving the CRE industrial parcel through RTown lands. Under any scenario, CRE would be expected to pay a cash or in-kind capacity purchase to be included in the existing water service.

ALTERNATIVES

1. That the Port Renfrew Utility Services Committee receive this report for information.
2. That the Port Renfrew Utility Services Committee receive this report for information and request further information from staff.

IMPLICATIONS

There is no immediate financial implication to the service by CRE retracting their inclusion request. The aging AC main will however continue to deteriorate and will need to be repaired or upgraded eventually.

SUMMARY

The primary intent for CRE's request for inclusion into the water service area was to increase the densification of their lands, thereby doubling the number of available lots for sale. As CRE has now withdrawn their request, the aging AC water main east of Deering Road will remain protected from increased water pressure by the existing back check valve. The back check valve allows water to travel in only one direction; to supply the community reservoir.

RECOMMENDATION

That the Port Renfrew Utility Local Services Committee receive this report for information.



Gary Pleven, ASCT
Engineering Technician 5

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Attachments: 1

ATTACHMENT 1



Legend

- Municipal Boundaries
- Electoral Area Boundaries
- Highways
- Major Roads
- Roads
- Parks & Protected Areas
 - Federal Park
 - Provincial Park
 - Regional Park
 - Future Regional Park
 - Municipal and Community Parks
- Protected Area
- Lot Boundaries
- Major Lakes
- Lakes and Rivers
- CRD Boundary

Notes: DETAIL OF 1500 METRES 150MM AC REPLACEMENT FOR TIMBERWEST INCLUSION.

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