



THE CORPORATION OF THE DISTRICT OF OAK BAY
MUNICIPAL HALL – 2167 OAK BAY AVENUE – VICTORIA, B.C. V8R 1G2
PHONE 250-598-3311 FAX 250-598-9108 WEBSITE: www.oakbay.ca

October 27, 2015

RE: Uplands Combined Sewer Separation Project

Dear Homeowner,

I write today to provide important information regarding a capital infrastructure project in the Uplands neighbourhood. The provincial government's Municipal Wastewater Regulation requires all municipalities in British Columbia to separate stormwater and sanitary sewer systems. A combined single pipe system exists in the Uplands and compliance with the provincial regulation is mandatory for the District of Oak Bay (the District) as it is for other jurisdictions in the province such as Burnaby, New Westminster and the City of Vancouver where single pipe infrastructure exists.

In the spring 2015, the District engaged McElhanney Consulting Services Ltd. to undertake a pre-design study to examine options for separating the existing combined sewer system. This work has been substantially completed and six options were presented to Council on October 26.

A series of Open Houses are planned in November, and we hope that you will be able to attend one or more to review the options with District staff and our consultants from McElhanney. Cost estimates and key considerations will be presented for each option, and we will be gathering your feedback both at the Open House sessions as well as online at www.oakbay.ca **between November 7 and December 4**. The Open House schedule is included in this correspondence.

Options currently being examined include:

- a new deeper gravity sanitary sewer system. The existing pipes would carry stormwater;
- a new deeper gravity system for storm water. The existing pipes would carry sanitary sewage;
- a low pressure shallow sanitary sewer system. The existing pipes would carry stormwater;
- shallow, gravity stormwater sewers pumped where necessary. The existing pipes would carry sanitary sewage;
- shallow, gravity sanitary sewer system pumped where necessary. The existing pipes would carry stormwater;
- shallow gravity sanitary sewer system with community sanitary pump systems where necessary. The existing pipes would carry stormwater.

Public feedback and a technical assessment of all options will be received by District staff prior to the end of the year. A recommendation for a single option will be presented to Council for consideration and decision in January 2016. The selected option will then move forward to detailed design followed by construction.

Moving forward:

Consistent with all municipal infrastructure initiatives throughout Oak Bay, the District will cover the costs of installing the new pipe system within the roads right of way. Property owners are responsible for the necessary work to separate the sewers on their property and for connecting to the new sewer system when it is available. The District has applied for infrastructure grants to advance this mandated project.

Over 20% of home owners in the Uplands have already separated their stormwater from their sanitary sewers to their property lines when undertaking new construction and renovations. When the municipal combined sewer is separated, all properties will be required to comply with the provincial regulation.

As per other jurisdictions that are mandated to separate their existing combined system (City of Vancouver, New Westminster and Burnaby) the District has directed staff to amend Bylaw 3891:

- to mandate sewer separation for new homes and connection to the separated municipal sewers when available; and
- to mandate sewer separation for homes undergoing major renovations, based on a value of \$100,000 or greater, and connection to the separated municipal sewers when available.

When will the new separated sewers be available?

Construction would be phased over several years depending on available funding. Once a single option is chosen, the next stage is detailed design and final costing followed by construction.

The Heritage Conservation Act

The Uplands is within the Traditional Territories of the Songhees Nation and the Esquimalt Nation and the neighbourhood includes documented heritage sites. Over the coming year, the District will be consulting with the Songhees Nation and the Esquimalt Nation to develop a mutually agreed upon approach to this project. To guide this process, McElhanney's sub-consultant, Golder Associates (Golder) has prepared an archaeological overview assessment for the Uplands neighbourhood which will be available on the District's website www.oakbay.ca

During the preliminary stage of this project, District staff met with senior representatives from the Provincial Archaeological Branch, who are responsible for administering the Heritage Conservation Act. They have recommended that a Section 14 Heritage Inspection "Blanket" permit is the best option for this project, as it allows for a number of proponents (Oak Bay and private property owners) to be included in the permit. Property owners have the option to be signatories to the blanket permit, or choose to proceed on their own. A blanket permit allows for greater efficiencies in reporting but does not absolve private property owners from full responsibility for protection of archaeological sites that may be present on their property.

The provincial government is the regulatory authority for this aspect of the project. The Archeology Branch website is a very helpful resource and property owners are encouraged to contact the Archeology Branch directly with questions.

https://www.for.gov.bc.ca/archaeology/property_owners_and_developers/index.htm

Public Engagement:

This is a complex project, and public access to accurate information is a priority for Council. Information pertaining to the Uplands Combined Sewer Separation Project can be found at www.oakbay.ca as of **November 7th**. In addition, the District will be hosting four open houses in November. Please see the attached schedule for details.

We hope you will join us at the Open Houses and thank you in advance for your interest and cooperation in this important project.

Should you have questions please contact Jack Hull, Project Manager, for technical information, and Kathi Springer for general project information.

Jack Hull - Jack.Hull@telus.net Kathi Springer: kathi.springer.communications@gmail.com

Sincerely,

Helen Koning
Chief Administrative Officer
District of Oak Bay

Uplands Combined Sewer Separation Project Open Houses

The provincial government's Municipal Wastewater Regulation requires all BC municipalities to have separate stormwater and sanitary sewer systems. Compliance with the provincial regulation is mandatory for the District of Oak Bay as it is for other jurisdictions in the province such as Burnaby, New Westminster and the City of Vancouver where single pipe infrastructure currently exists.

The Uplands area is the last remaining neighbourhood to have a single pipe system to accommodate both sanitary sewer and stormwater flows. During heavy rainfall, the stormwater volume exceeds the capacity of the system and a combination of stormwater and raw sewage discharges into the ocean at the Rutland and Humber pump stations.

Six options have been identified to achieve mandatory compliance. Residents of Oak Bay are invited to attend an Open House to learn more about these options. For more information, visit www.oakbay.ca

Open House Dates

Nov 7, Saturday

2 – 5 pm

Activity Rooms 3 & 4
Neighbourhood
Learning Centre
Oak Bay High School
2151 Cranmore Road
Victoria, BC

Nov 10, Tuesday

5 – 8 pm

Main Lounge –
Cadboro Room
Royal Victoria Yacht Club
3475 Ripon Road
Victoria, BC

Nov 20, Friday

5 – 8 pm

Gym, Uplands Campus
3461 Henderson Road
Victoria, BC

Nov 21, Saturday

2 – 5 pm

Gym, Uplands Campus
3461 Henderson Road
Victoria, BC