



## **Berkley Storm Sewer Connection Project Questions & Answers**

December 7, 2005

**1. Will the District assist me in getting the work done?**

The District will provide you with free consultation on what's to be done and how to apply for the permit. In order to schedule an appointment with a District mechanical inspector, please call 604-990-2480. About one hour will be required to review the scope of work and permitting requirements with the inspector. An engineer's design will be necessary if pumping is required. The District inspector will be able to advise further when they meet with you. The District has also contacted several drainage contractors and discussed the requirements with them. The list of those contractors is in your letter.

**2. How much will this work cost?**

The costs will vary depending on your lot topography and house layout. Existing landscaping and hardscaping features (e.g. concrete pads or walkways) will also influence the costs. The District estimates that for an average home where gravity connection is possible, the costs may be in the range of \$7,000 - \$10,000. For connections requiring pumping, the costs may be in the \$15,000 - \$20,000 range.

**3. Why are residents, and not the District, paying for this?**

The District does not pay for works on private property. There are approximately 25,000 households in the District; paying for this work would not only set a precedent but could also create inequity among District homeowners. Most houses, when purchased, were already connected.

**4. What happens if I choose not to carry out the suggested work?**

Reducing storm water penetration onto the embankment will improve the stability of the area and reduce the landslide hazard, thus reducing the homeowners' liability.

The District encourages you to carry out the work as soon as possible. If you complete the work by March 31, 2006, you will receive a \$500 grant and your permit fee will be refunded. If you complete the work after March, you will not be eligible for these incentives. The District will continually monitor the compliance rate, and may consider steps to assure 100% compliance.

**5. How many residents are impacted? Are other areas in the District affected?**

There are approximately 100 homes in the Berkley embankment area. Close to 60% of these homes are not connected at this time.

Other areas in the District may be affected, but this is the highest priority area as we know it now.

**6. How did you identify the residences?**

All residences are along the crest of the Berkley embankment between Hyannis Drive and Bendale Road. This area is also the focus of the District of North Vancouver's current Landslide Risk Management Study.

- 7. Why wasn't my home hooked up to the storm sewer when it was first built?**  
Some of the homes were built before storm sewers became available.
- 8. Why are some homes hooked up to the system, and others not?**  
Same as above.
- 9. Is there a danger to the community if I don't comply?**  
Yes. More rainwater penetrating through the soils on the embankment will reduce slope stability, potentially endangering properties at the bottom of the slope.
- 10. What happens if I fail to meet the deadline of March 31, 2006?**  
You will not be eligible for the \$500 grant and you will not receive a refund of the permit fee. You will, however, still have to connect to the storm sewer system.
- 11. Do I have the option of doing the work myself (instead of using a contractor)?**  
Yes. You can do the work yourself, under a permit, to the satisfaction of the District's drainage inspector.
- 12. I have the connection at my property line, but there is no inspection chamber. Do I have to pay for the chamber?**  
No, the District will supply you with the inspection chamber at no cost to you; your contractor will have to install it.
- 13. Will the District do the necessary works on my property?**  
No, the District does not have the capacity to work on private property.
- 14. I have paid for storm sewer for decades in my taxes/utility levies and I did not benefit from it. Why do I have to pay for the installation now?**  
Much of the storm sewer levies are used for road drainage maintenance and system maintenance/improvements/upgrading. Other watercourses (ditches, streams, etc.) are also funded from the levy. Only approximately \$4 of your levy is attributed yearly to lot drainage provisions.
- 15. The March 31, 2006 deadline for the incentives is too short. Will it be extended?**  
The District will monitor the compliance rate over the next several months. If it's deemed necessary, Council may review the deadline.
- 16. Has the District considered buying the materials for all the homes so that the homeowners can benefit from bulk buying prices?**  
Yes. For most of the homes, the two largest cost components are the landscaping restoration and labour costs. Unfortunately, potential cost savings by bulk buying would likely be exceeded by administrative costs.

For more information, please contact the District's Permits, Licencing and Customer Service Department at 604-990-2480.

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