

Requested Service Sharing

RM of Cornwallis and the Brandon Islamic Center

Request

- Brandon Islamic Center (BIC), through Samson Engineering, has requested city water and sewer service extended south of the city boundary on 1st Street to a property in the RM of Cornwallis.
- A letter dated xxx from the RM of Cornwallis supports this request.
- Preliminary plans for servicing the development are dated May 31, 2023. The development proposes two separate lots serviced through one “Central Utility Service Point”.
- Diagram included.

Background

- The water service request by the BIC would place additional demand on the water network that exists east of 18th St and south of Richmond Ave.
- Various factors such as local demands, pipe size, friction loss result in varying available capacities across a pressure zone. While Brookwood, Bellafield and the proposed service connection are all part of the same pressure zone, available capacity will vary.
- Other active developments including Portola and east of Richmond, have been allocated capacity through the signing of a Development Agreement.
- The existing infrastructure to which the proposed connection would be made is a 250mm PVC water main at 1st St and Portola Ave installed in 2013.
- Available water capacity in the southeast area of the city is limited based on current modelling and operating practice. Development Services is currently drafting an RFP for a water servicing study in the southern portion of the city. Approval of funds proposed in the 2024 Operating Budget will allow this study to proceed. While modifications to the existing operating regime of the current network may result in additional capacity, future investments into new infrastructure such as a new reservoir and pump station may be required.
- Wastewater servicing from a capacity perspective is of no concern.

Service Sharing Consideration

Capacity

- City infrastructure is planned, design and constructed typically for the purpose of providing essential services within city boundaries.
- Planning for infrastructure and specific service capacity is based on growth projections and the useful life of the specific asset.
- Where excess capacity is available, the City may find reason to share services on a cost recovery basis.
- Currently, water capacity in the southeast residential sector of the city is reaching a critical point

Community Benefit

- Development external to the city may provide amenities or economic opportunities that have direct and indirect benefit to the city.
- The Brandon Islamic Center, whether internal or external to the city is recognized as a beneficial amenity for Brandon providing a place of worship and gathering for existing and future residents.

Revenue Sharing

- Growth and development within the city provide additional revenue opportunities through the collection of property tax and development cost charges.
- Revenue sharing must be a consideration from the adjacent municipality.

Future Annexation

- Expecting the City of Brandon will continue to grow with a desire to expand city limits, the prospect and timing of future annexation is considered. Consideration may be given should annexation of this area be projected in the near future and land use fits land planning principles.

Technical Analysis

Private Infrastructure in City Right of Way

- Infrastructure for the provision of proposed service is the financial responsibility of the proponent. Water and sewer infrastructure is proposed within the 1st St right of way from Portola Ave south to the city boundary and beyond.
- The sole purpose of the proposed infrastructure is the BIC and therefore should remain property of BIC.
- Private property within public right of way creates risk to both the city and the proponent.
 - Failure of the private infrastructure may impact other assets such as public roadways and pedestrian infrastructure.
 - Renewal of City infrastructure may require modification to the private infrastructure at the owners expense.

Private Infrastructure in RM right of way

- Although of no concern to the city, private infrastructure may be of issue if constructed within the RM right of way.

Servicing multiple properties through one service.

- Servicing multiple properties with one service becomes an issue should ownership of one property be different from the ownership of the service at any point in the future.
- By-Law for the City prohibit these arrangements in most situations.
- The concept of all properties being included in a condo corporation may be a solution.

Length of dead-end water service

- Dead-end water mains are not advisable, notably in circumstances where the main is long and water demands are minimal. A 6" distribution pipe of approximately 350 meters is proposed.
- Maintain water quality standards, will require a flushing system with regular operational requirements.
- The City's water license to provide safe potable water from source to tap is highly regulated and monitored by the Province.

Water Modelling

- Water demand of the proposed development was input to the City's water model. Included in the model analysis were other future demands approved and committed in various local development agreements.
 - Portola
 - 1st Street and Maryland
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- Two critical metrics of a water distribution system are pressure and flow. A water system of a proposed development operating at or below 20 psi will not be accepted.
- ADD 45.97 psi
- MDD 16.65 psi
- Fire Flow 0 psi

Wastewater Connection

- Gradients of the proposed wastewater infrastructure are below a minimum city standard.

Summary

- The future construction of the Brandon Islamic Center will be beneficial for the City of Brandon
- Due to other development commitments and the current available capacity, water is currently not available to maintain a sustainable water network.
- Resulting water pressures with this proposed development are below a minimum city standard.
- Gradients for the wastewater connection are below a minimum city standard.
- The City of Brandon should not take on ownership of this infrastructure nor is it advisable to permit private infrastructure in a public right of way.
- Water quality with the proposed service connection may create health risks to the consumer and liability for the city under the provincial issued license. (how is this different from VBJ)
- Terms and agreements with the RM of Cornwallis on revenue sharing has yet to be detailed.
- Future ownership of serviced properties and service infrastructure requires consideration.
- Growth and potential annexation south of Patricia in the vicinity of 1st St will not be a consideration for 20 plus years.

Recommendation

- Sharing services for the Brandon Islamic Center within the RM of Cornwallis is not recommended.

Relevant Service Sharing Requests

VBJ Arena

- The J&G Homes arena was considered a benefitting amenity for the City.
- Annexation of the property south of Patricia and west of 34th St. is being consider for the near future.
- Through approval of the Bellafield neighborhood plan, water and wastewater servicing to support this plan is a responsibility of the City of Brandon.
- Current capital plans to support this neighborhood include a new watermain down Patricia Ave providing a desired connection to loop the existing network within Bellafield. This project is planned and funded through the Development Cost Charge Program.
- While there is limited water capacity within the Bellafield neighborhood, capacity was available to support the arena short term.
- The allocation of water capacity for the J&G Arena impacts water availability for the Bellafield neighborhood
- Infrastructure servicing the arena was funded and continues to be owned by VBJ.
- The private water service connection remains within private property except for road crossing within Patricia Ave and 34 St.