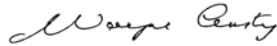


**TO:** Mayor Kelly and Members of Halifax Regional Council



**SUBMITTED BY:**

\_\_\_\_\_  
Dan English, Chief Administrative Officer



\_\_\_\_\_  
Wayne Anstey, Deputy Chief Administrative Officer - Operations

**DATE:** September 26, 2008

**SUBJECT:** Chebucto Landing - Service Corridor

**ORIGIN**

Request from Heritage Gas to install a gas pipeline in Chebucto Landing to service several businesses in the area.

**RECOMMENDATION**

It is recommended that:

- Council designate Chebucto Landing (George Street Extension) as a Service Corridor and authorize staff to apply the regular permitting and reinstatement fees for the gas line extension through the corridor as shown on Attachment 'A', in accordance with HRM's Street By-Law S-300.

## **BACKGROUND**

The area known today as Chebucto Landing, was formerly a portion of the George Street right of way, which was officially closed by the City of Halifax Council in January 1967. However, it has continued to be used for vehicular and pedestrian traffic, parking and utility services between Lower Water Street and the Ferry Terminal along with other businesses that front on it.

## **DISCUSSION**

At present there are several service lines that run through the site servicing the various businesses and buildings in the area as well as the HRM Ferry Terminal. These include NSP power, Aliant telecommunications, and Halifax Water sanitary/storm sewer and water.

The laneway into Chebucto Landing also serves as a public thoroughfare to the Ferry Terminal and the waterfront. Although access is limited and parking is restricted to meters, vehicles do access the site and drop off and pick up passengers for the Ferry. In addition, the businesses utilize the laneway for service-supply deliveries and the Law Court has a restricted underground exit-entrance to their parking garage.

From a practical perspective the area behaves somewhat like a formal public street ROW but is not classed as such. Council could choose to designate it as a formal street again but this introduces some additional complexities over the status quo as the parcel does not fully meet the street standard as it has been modified considerably since 1967. The laneway is effectively a Service Corridor, especially given all the various underground and access services. Therefore, staff is recommending, for the purposes of installing the gas line extension to the businesses, including HRM's Tenant (Perks/Stayners) and the Ferry Terminal, that it be designated as a Service Corridor and the regular permitting and infrastructure reinstatement fees be applied.

## **BUDGET IMPLICATIONS**

Regular Permitting and reinstatement fees would be applied in HRM's favour as administered by Traffic and Right of Way Services.

## **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

## **ALTERNATIVES**

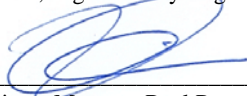
The alternative is to designate Chebucto Landing as a formal street; however, this is not the recommended action for reasons outlined above.

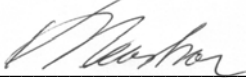
## ATTACHMENTS


### Attachment 'A' - Site Plan


A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

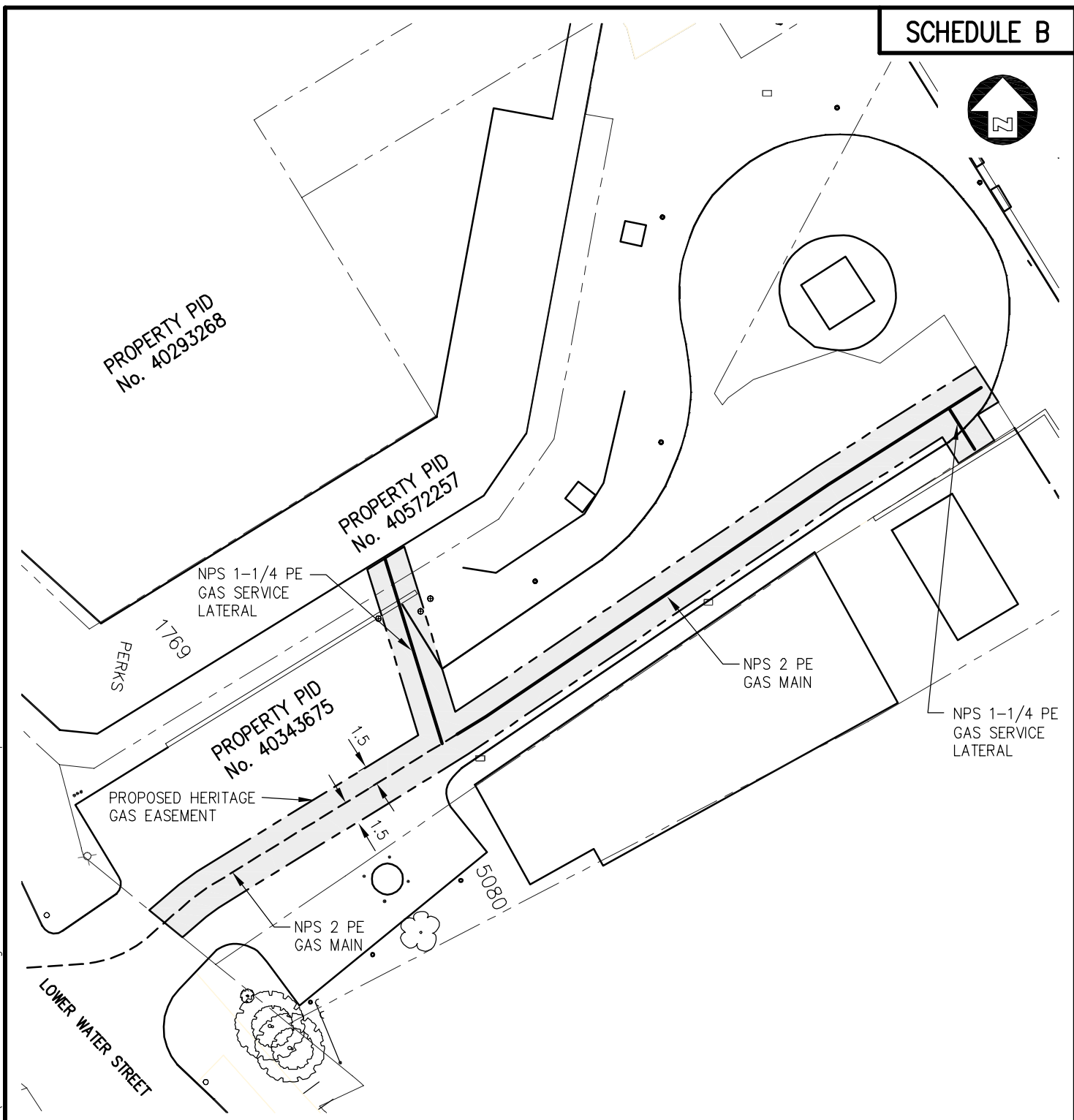
Report Prepared by: Glen Boone, Senior Real Estate Officer, Transportation & Public Works 490-5704  
Phillip Francis, Right of Way Engineering Manager, transportation & Public Works 490-6219

Report Approved by:   
Peter Stickings, Manager Real Property, TPW 490-7129

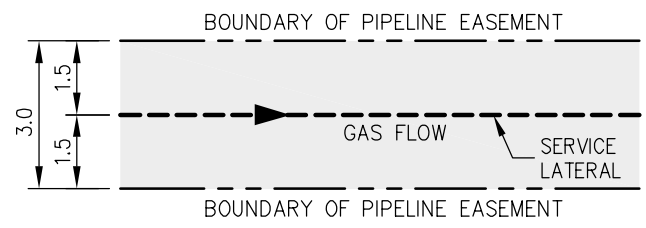
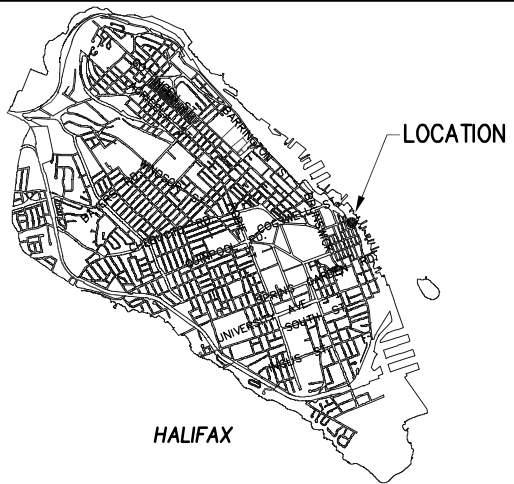
Report Approved by:   
Ken Reashor, Manager/Traffic Authority, Transportation & Public Works 490-6637

Financial Approval by:   
Catherine Sanderson, Senior Manager, Financial Services, 490-1562

Report Approved by:   
Michael Labrecque, P. Eng., Director, Transportation & Public Works 490-4855



KEY PLAN



**LOCATION OF PIPE WITHIN EASEMENT**  
N.T.S.

NO.	REVISIONS	DATE	DWN	APPR.
2	REVISED EASEMENT	08/09/12	BAM	
1	ISSUED FOR REVIEW	08/07/15	BAM	

APPROXIMATE AREA OF PERMANENT EASEMENT:  
2,670 SQ. FT. (248m<sup>2</sup>)  
WIDTH OF PERMANENT EASEMENT:  
3.0 METRES (9.8 FEET)  
APPROX. LENGTH OF PERMANENT EASEMENT:  
82 METRES (269 FEET)



TITLE:  
**PROPERTY SKETCH  
NATURAL GAS SERVICE LATERAL  
EASEMENT  
PROPERTY OF STAYNER'S PUB  
HALIFAX, N.S.**

DWG #: **40827-01**

DESIGN: BAM	DRAWN: BAM	SCALE: 0 7.5m 15m
CHECKED:	APPROVED:	

NOTE: THIS DOCUMENT DOES NOT REPRESENT A LEGAL SURVEY AND SHOULD NOT BE USED FOR BOUNDARY DEFINITION OR CONVEYING PURPOSES AND IS ONLY INTENDED FOR THE USE OF THE HERITAGE GAS PROJECT.