

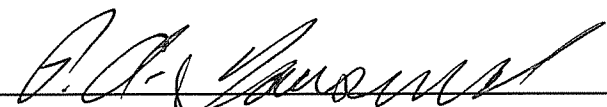


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Item No. 8.1.1

North West Community Council
January 22, 2009

TO: Chair and Members of North West Community Council

SUBMITTED BY: 
Phil Townsend, A/Director, Infrastructure and Asset Management

DATE: January 8, 2009

SUBJECT: Golf Links Road, Bedford - Central Region

INFORMATION REPORT

ORIGIN

The North West Community Council meeting of November 27, 2008, Item 10.1.2 - Case 01141: Development Agreement - 84 Golf Links Road, Bedford.

BACKGROUND

At the North West Community Council meeting of November 27, 2008, a staff report was requested in regard to traffic and design options for Golf Links Road, Bedford in consideration of its substandard design, narrow right-of-way from Dartmouth Road and the future construction of a sidewalk.

DISCUSSION

Golf Links Road is presently classified as a local road located in Bedford which runs from Dartmouth Road to Shore Road for a distance of approximately 550 metres. The road has sections of concrete curb and gutter, and asphalt curbs although the majority of the street has no curb at the road edge. The paved surface is 6.6 metres wide on average with a 10.7 metre average right-of-way width. Golf Links Road is included in the pavement condition management system, and the surface distress index (SDI) for the section from Dartmouth Road to Eaglewood Drive is 8.13 (last rated in 2006), and 8.56 for the section from Eaglewood Drive to Shore Road (rated in 2008). The SDI is a pavement condition indicator with a value of "10" representing the best condition and "0" the worst.

Golf Links Road functions as a collector street which primarily carries local traffic connecting the community and Shore Drive directly to Dartmouth Road. The present traffic volumes are approximately 1000 vehicles per day which is on the low end of the volume range for a local street (up to 3000 vpd) and significantly low for a collector street (3000 to 5000 vpd). The width of Golf Links Road, and its vertical and horizontal alignments do not conform to the current road standards for a local or collector street; however, the street is not dissimilar to many other residential streets in older subdivisions throughout the urban core. According to HRM's current Municipal Service Systems guidelines, a new urban local road shall be designed and constructed with a 16-metre right-of-way, a 9-metre wide travelled asphalt surface with concrete curb and gutter on both sides, and a 1.5 metre wide concrete sidewalk on one side of the street. A new urban minor collector is of similar design with 1.8 metre wide concrete sidewalks on both sides. Given there are many similar streets throughout HRM, there is no intent or significant justification to upgrade all of these streets to conform in all aspects to present day standards.

The preliminary estimated cost to upgrade Golf Links Road to an urban local standard is \$1,300,000 (excluding land costs), and a collector standard would be higher. In addition to the construction cost, there would be a requirement to purchase private property to acquire a 16 metre right-of-way. From a construction perspective this option would involve substantial property disturbance, the removal of several trees, construction of retaining walls and the reduction, and in some locations the elimination of existing driveways (which may be problematic). Detailed engineering work would be required to confirm the scope of the work, level of disruption and confirmation of costs.

To improve pedestrian safety, a sidewalk, and concrete curb and gutter on one side of the street could be considered. The installation of a new sidewalk, and concrete curb and gutter on one side of Golf Links Road is estimated at \$850,000 (excluding land costs). This option would involve purchasing private property, private property disturbance, removal of several trees and the construction of retaining walls. The Golf Links Road sidewalk has been previously requested, and is currently on HRM's list of proposed sidewalks.

There are approximately 220 locations on the list, and based on budget availability, 8-12 new sidewalks are constructed annually. A set of criteria is utilized in prioritizing this list, and the selection of locations for the program each year is typically premised on the highest rated locations, and/or areas where there is opportunity to integrate with other infrastructure components (ie., paving upgrade). Golf Links Road sidewalk is not scheduled for construction in 2009; however it will remain on the list and be referred for consideration as part of HRM's annual Capital Budget process. As a note new sidewalks, and new concrete curb and gutter require the recovery of Local Improvement Charges (LIC's).

BUDGET IMPLICATIONS

There are no budget implications at this time.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

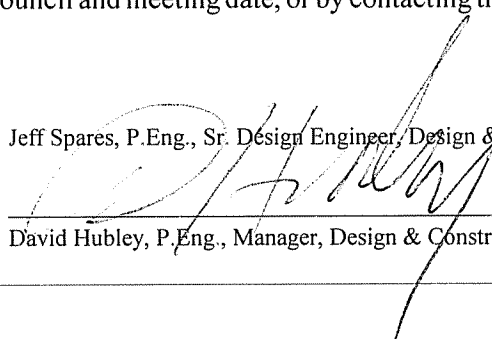
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

There are none.

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

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JS/rcm