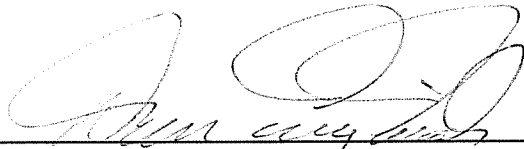


Halifax Regional Council
November 9, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Dan English, Acting Chief Administrative Officer

DATE: October 22, 2004

SUBJECT: **Water Servicing, Portion of Halfway Lake Drive, Kippawa Crescent, Portion of Huron Drive and Longburn Avenue, Maplewood on the Lakes Subdivision, Hammonds Plains**

ORIGIN

Canada - Nova Scotia Infrastructure Program and Council approval of February 10, 2004 to extend the water services in the Maplewood on the Lakes Subdivision, Hammonds Plains.

RECOMMENDATION

It is recommended that:

1. The Capital Budget for Watermains, portion of Halfway Lake Drive, Kippawa Crescent, portion of Huron Drive, and Longburn Avenue, Maplewood on the Lakes Subdivision, Hammonds Plains be approved in the amount of \$615,000 gross, with the net residual amount (after Infrastructure, HRWC and other funding) funded from a frontage charge,
2. The Halifax Regional Water Commission (HRWC) install the necessary water services and be the contracting agency for a portion of Halfway Lake Drive, Kippawa Crescent, a portion of Huron Drive and Longburn Avenue, Maplewood on the Lakes Subdivision, Hammonds Plains,
3. Approve in principle and begin the formal process for the adoption of By-Law Number L- 120, Respecting Charges for Watermains, for a portion of Halfway Lake Drive, Kippawa Crescent, a portion of Huron Drive and Longburn Avenue, Maplewood on the Lakes Subdivision, Hammonds Plains, attached hereto.

BACKGROUND

Maplewood on the Lakes Subdivision (Maplewood) is an existing subdivision located off Pockwock Road, just north of the Hammonds Plains Road.

Maplewood area residents have had documented water quality and quantity problems associated with their on-site wells for over ten years. In response to these problems, HRM extended the Water Service District Boundary to include the Maplewood Subdivision to facilitate a future water system extension.

Several years ago, the Upper Hammonds Plains/Pockwock Road water servicing project extended a water main along Pockwock Road past the existing entrance to Maplewood Subdivision, further making possible the opportunity for a water service extension to the Maplewood Subdivision.

Halifax Regional Water Commission (HRWC) and HRM staff have been working with the area residents over the past few years to determine the practical and financial issues, and next steps, in proceeding with a water service extension to this area.

DISCUSSION

HRWC staff believe that Infrastructure Funding is crucial to achieving a rate which the residents on these streets would find acceptable. With Council's approval, By-Laws L- 110 and L-117 provided for servicing of Mohawk Street and MicMac Drive, Chippawa Street and a portion of Huron Drive. This project is now complete. Recently the Canada - Nova Scotia Infrastructure Program identified further funding to be used for water services to the Maplewood Subdivision.

As a result, the HRWC petitioned residents located on Huron Drive from Chippawa Street to Longburn Drive, on Kippawa Crescent, on Halfway Lake Drive between Heinz Drive and Mic Mac Drive, and on Longburn Drive to determine whether there was interest in receiving water services.

The total cost of this project is estimated at \$615,000 and is based upon recent unit prices for this type of work.

The HRWC has a policy of providing stewardship grants for projects meeting certain criteria. These streets meet that criteria and accordingly a grant allocation of up to 8% or \$49,200 could be available.

The balance of the funding will form a frontage charge to abutters calculated as follows:

Estimated total project cost		\$615,000
Less:		
Approved Infrastructure Funding	\$410,000	
HRWC Stewardship Grant	<u>49,200</u>	<u>459,200</u>
Recoverable from abutters		\$155,800
Estimated Taxable Frontages (lineal feet)		6612
Estimated Frontage Charge		\$23.56

It should be noted that estimates were based on a preliminary design of the servicing requirements using the recent unit prices in the first phase for this type of work. The actual cost may vary from the estimate depending upon detailed design requirements.

The By- Law also contains a provision which imposes a charge of \$2000 in respect of all future connections to the water systems for properties which are not assessed a local improvement charge. The reason for this charge is to ensure that residents outside the charge area do not receive the benefit of water service funded by residents within a charge area. The purpose for which these funds can be used will be the subject of a separate report to Council. It is expected that these funds might be used to service water extensions in the future.

Community Participation

Attached to this staff report is a letter dated August 2004 circulated to the residents. This resulted in 24 (62%) out of a total of 39 property owners agreeing to the project going ahead.

Returned petitions numbered 29 (74%) of which 24 (83%) were in favor.

BUDGET IMPLICATIONS

A frontage rate will be charged to reflect the actual cost of these phases less any Federal, Provincial, HRWC, or other funding. Therefore, net debt charges to the Municipality will not increase and the costs to finance will be borne directly by those being serviced.

The Provincial Legislature, in its last sitting, approved an Act to Amend Chapter 55 of the Acts of 1963, The Halifax Regional Water Commission Act. It has received third reading and is awaiting Royal Assent. The affect of this legislation will be to allow the HRWC to debt finance directly, the net cost of this project.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

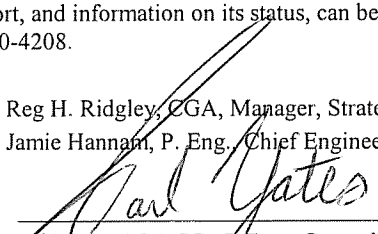
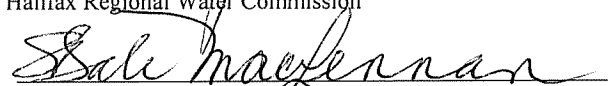
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from and the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

There is no reasonable alternative to providing water to this subdivision.

ATTACHMENTS

1. By-Law L-120 Respecting Charges for Watermains, for a portion Halfway Lake Drive, Kippawa Crescent, a portion of Huron Drive and Longburn Avenue, Maplewood on the Lakes Subdivision, Hammonds Plains
2. Letter to residents of June 4, 2003

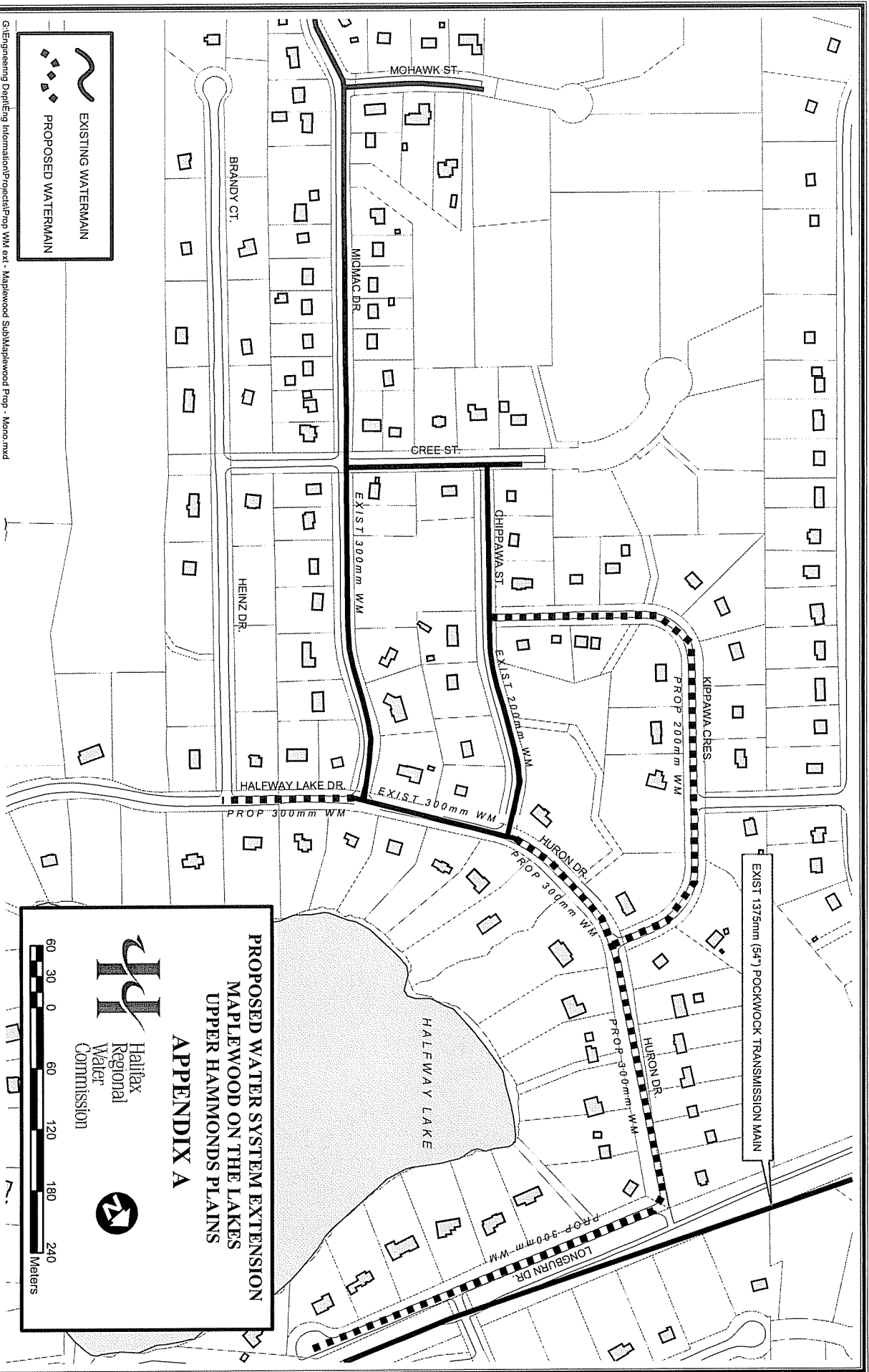
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.		
Report Prepared by:	Reg H. Ridgley, CGA, Manager, Strategic Capital Project Support, Jamie Hannan, P. Eng., Chief Engineer, HRWC	490-6475 490-4804
Approved by:	 Carl Yates, M.A.S.C., P.Eng., General Manager Halifax Regional Water Commission	490-4840
	 S. Dale MacLennan, C.A., Director, Financial Services	490-6308

HALIFAX REGIONAL MUNICIPALITY

BY-LAW NUMBER L- 120 RESPECTING CHARGES FOR LOCAL IMPROVEMENT PROJECTS

Be It Enacted by the Council for the Halifax Regional Municipality that By-Law L-100, the Local Improvement By-Law, be amended as follows:

1. Schedule "A" of By-Law L-100 is amended by adding the following:
 - (a) Water servicing of a portion of Halfway Lake Drive, Kippawa Crescent, a portion of Huron Drive and Longburn Avenue, Maplewood on the Lakes Subdivision is a plan to install water lines to service properties located on those streets to the existing water main and which is more clearly defined within the boundaries of the map attached hereto as Appendix A,
 - (b) The Project will be funded by local improvement charges based on the entire cost of the project less any Federal , Provincial , Halifax Regional Water Commission, or other funding,
 - (c) The local improvement charges will be imposed at an interim rate of \$25.00 per lineal foot on each property which abuts in whole or in part any street
 - (d) The interim local improvement charges will be adjusted at the completion of the project, and will be calculated on the basis of the total actual cost of the project at the adjustment date, less any Federal , Provincial, HRWC, or other funding.
 - (e) A further charge of two thousand dollars (\$2000.00) is hereby levied in respect of all future connections to the water systems for properties which are not assessed a local improvement charge.



**PROPOSED WATER SYSTEM EXTENSION
MAPLEWOOD ON THE LAKES
UPPER HAMMONDS PLAINS
APPENDIX A**

Halifax
Regional
Water
Commission

60 30 0 60 120 180 240
Meters



Councilor Reg Rankin - District 22
P. O. Box 1749
Halifax, NS B3J 3A5
Phone: 876-0146 Fax: 876-4304

Harold MacNeil – Project Manager
P. O. Box 8388, Station "A"
Halifax, NS B3K 5M1
Phone: 490-6234 Fax: 490-4808

August, 2004

**Re: Proposed Maplewood On The Lakes Subdivision
Water Service Extension – Phase 2**

Dear Residents:

I wish to bring you up to date on the process for the further extension of a water distribution system in the subdivision. As you may be aware the first phase of the water servicing project was completed over the past two years on Micmac Drive, Mohawk Street, Chippawa Street, and portions of Cree Street and Huron Drive.

The total cost to extend water service to the second phase of this project is estimated to be approximately \$615,000, or approximately \$72.00 per calculated linear foot of frontage. Without external financing from other levels of government, the project is deemed to be unaffordable to the majority of residents. I am pleased to advise that HRM has been successful in accessing funds from the Federal/Provincial/Municipal Infrastructure Program for the second phase of this servicing project. The second phase of the project includes water service extension on Kipawa Crescent, Huron Drive (Chipawa to Longburn), Longburn Drive (Huron to end), and Halfway Lake Drive (Micmac to Heinz) as shown on the attached sketch.

With 2/3 of funding provided by the Infrastructure Program the frontage charge for residents is estimated at \$24.00 per calculated foot of property frontage. The final frontage charge will be determined following detailed design, public tender, and construction. Charges can be financed over 20 years, with interest charged at the rate of 2% above the Municipality's Bankers Prime Rate of Interest at the time the project is presented to the residents as a go forward project and a recommendation to Halifax Regional Council by staff. In addition, subject to an income test, the HRM currently offers assistance programs for properties occupied by the owner.

Should you need further clarification in respect to how your frontage will be calculated please contact Ann Reid – HRM Design Services at 490-6849. For any questions you may have in respect to the billing process and assistance programs, please contact Rose Preston, HRM Financial Services at 490-4197.

Importantly, we are currently seeking input from the local residents within this second phase on their level of acceptance for this project. In light of the desire to proceed expediently, I am requesting that each household within the project limits fill out the attached form to indicate their support for or against this current proposal. I am asking you review the attached information and provide a response by Tuesday, September 7, 2004. (Please return by fax at 490-4808 or via the return envelope supplied).

This project is subject to a formal public hearing and approval by HRM Council. Subsequent to this approval staff would initiate the design and construction process.

If you have any questions with regard to this project, please contact the undersigned at 499-3744. As well, for technical information, Mr. Harold MacNeil, P. Eng., Project Engineer, at the Water Commission has kindly made himself available at 490-6234.

I recognize the need for water in this subdivision and on certain streets it is important. I see this as an excellent opportunity to cost effectively install this phase in the very near future.

Yours very truly,

Reg Rankin

Reg Rankin
Councillor, Hammonds Plains/Timberlea

encls

cc. Jamie Hannam, P. Eng. - Chief Engineer, HRWC
Harold MacNeil, P.Eng. – Project Manager, HRWC
Reg Ridgley – HRM Financial Services



Maplewood S/D Phase 2 - Water Service Petition

*Kipawa Cr., Huron Dr. (Chipawa to Longburn), Longburn Dr. (Huron to end), and
Halfway Lake Dr. (Micmac to Heinz)*

August 2004

Name:

.....

Civic Address:

.....

.....

Mailing Address:

.....

.....

Signature:

.....

Yes - We wish to participate in this water extension project under the afore mentioned requirements (Estimated at \$24.00 per calculated lineal foot).

No - We do not wish to participate in this water main project under the current requirements.