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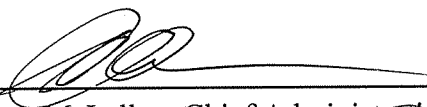



PO Box 1749  
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B3J 3A5 Canada

**Halifax Regional Council**  
**March 29, 2005**

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

**SUBMITTED BY:**

  
\_\_\_\_\_  
George McLellan, Chief Administrative Officer

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

**DATE:** March 17, 2005

**SUBJECT:** **By-Law Number S-418 , Respecting Charges for Street Improvements**

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**ORIGIN**

This report originates from staff.

**RECOMMENDATIONS:**

It is recommended that Regional Council:

1. approve the new Local Improvement unit costs as per the attached Schedule "A";
2. approve in principle the adoption of By-Law Number S-418, Respecting Charges for Street Improvements, attached, and also give notice of motion to begin the formal adoption process; and
3. apply the new unit costs applicable to all 2005/06 capital projects where such apply.

## **BACKGROUND**

By-Law Number S-400 deals with the recovery of costs where Regional Council undertakes a project to install new street paving, new sidewalks, and new concrete curb and gutter. This By-Law provides the authority to impose a charge on persons owning property that abuts either side of the street as described in By-Law S-400. The installation of new sidewalk and curb and gutter will provide for better pedestrian safety and drainage. New paving will result in increased rideability and reduced long term maintenance costs.

## **DISCUSSION**

The approved Regional Council policy for LIC rates for new sidewalk, new concrete curb and gutter, and paving projects is based on the average construction costs of two consecutive years on an ongoing basis. Based on this policy, staff reviewed construction costs of various sidewalk, concrete curb and gutter, and paving projects in Capital Budget years 2003/04 and 2004/05, and recommends that the LIC unit costs for 2005/06 projects be changed as per the policy. The attached Schedule "A" shows the actual construction unit costs and average unit costs for 2003 and 2004, and the recommended unit costs for 2005/06.

As a note, LIC rates no longer apply to the replacement of asphalt curb and gutter with concrete curb and gutter. As well the rate for the replacement of asphalt sidewalk with concrete is based on two-thirds of the unit cost for new concrete sidewalk.

The proposed By-Law Number S-418, Respecting Charges for Street Improvements, is an amendment to By-Law Number S-400, The Street Improvement By-Law, and will enable HRM to charge Local Improvement Charges for new street improvements. The rates to be applied are shown on the attached By-Law Number S-418.

## **BUDGET IMPLICATIONS**

Upon Regional Council's approval of the proposed unit costs, Local Improvement Charges for 2005/06 capital projects will be levied using these unit costs and the amount will be collected as operating revenue as approved by Regional Council.

## **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

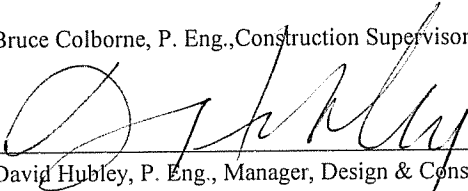
Regional Council could choose not to approve the proposed unit costs for 2005/2006 capital projects, however staff does not recommend this alternative.

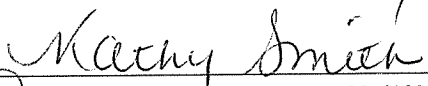
ATTACHMENTS

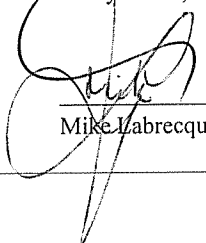
- Schedule "A" - Proposed Unit Costs for 2005/06 Capital Projects
- By-Law Number S-418, Respecting Changes to Street Improvements

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: Bruce Colborne, P. Eng., Construction Supervisor, Design & Construction Services at 490-4896

Report Approved by:   
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Mike Labrecque, P. Eng., Director, Transportation and Public Works Services at 490-4851

**SCHEDULE "A"**

**PROPOSED UNIT COST FOR 2005/06 CAPITAL PROJECTS**

Description of Project	Actual Unit cost, 2003	Actual Unit Cost, 2004	Average Unit Cost (2003, 2004)	Cost Per Foot to Each Side of Street	
				Current unit cost for 2004/05 as per By-Law S414	Proposed unit cost for 2005-06 capital projects
* New concrete sidewalk on one or both sides	\$22.61	\$22.80	\$22.71	\$18.49	\$22.71
Replacement of asphalt sidewalk with concrete on one or both sides	\$15.08	\$15.21	\$15.14	\$12.33	\$15.14
New concrete curb and gutter on one side	\$14.71	\$15.53	\$15.12	\$15.00	\$15.12
New concrete curb and gutter on both sides	\$29.42	\$31.06	\$30.24	\$30.00	\$30.24
New Paving	\$23.96	\$19.39	\$21.68	\$20.28	\$21.68

\* There is no cost to property owners for second sidewalk on same street

**HALIFAX REGIONAL MUNICIPALITY**

**BY-LAW NUMBER S-418**

**RESPECTING CHARGES FOR STREET IMPROVEMENTS**

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that By-Law Number S-400, The Street Improvement By-Law, is hereby amended as follows:

1. Schedule "A" of By-Law Number S-400 is amended by adding the following:

For all projects approved after January 1, 2005, the charges shall be as follows:

For **new** concrete sidewalk on **one** or **both** sides of a street, the charge per foot of frontage to be applied to both sides of the streets shall be \$22.71.

For **replacement** of existing asphalt sidewalk with new concrete sidewalk on **one** or **both** sides of a street, the charge per foot of frontage to be applied to both sides of the street shall be \$15.14.

For **new** concrete curb and gutter on **one** side of a street, the charge per foot of frontage to be applied to both sides of the street shall be \$15.12.

For **new** concrete curb and gutter on **both** sides of a street, the charge per foot of frontage to be applied to both sides of the street shall be \$30.24.

For **new** asphalt paving, the charge per foot of frontage to be applied to both sides of the street shall \$21.68.

Done and passed by Council this      day of                      , A.D. 2005.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

I, Jan Gibson, Municipal Clerk of the Halifax Regional Municipality, hereby certify that the above-noted by-law was passed at a meeting of the Halifax Regional Council held on                      ,2005.

\_\_\_\_\_  
Jan Gibson  
Municipal Clerk