

HALIFAX REGIONAL COUNCIL
JANUARY 8, 2002

TO: Mayor Kelly and Members of Regional Council

FROM:



for Linda Mosher, Acting Chair
Chebucto Community Council

DATE: January 8, 2002

SUBJECT: Traffic Signals at Lacewood Drive/Parkland Drive Intersection

ORIGIN:

Meeting of Chebucto Community Council held on January 7, 2002.

RECOMMENDATION:

It is recommended that Regional Council include traffic signals at Lacewood Drive/Parkland Drive Intersection in the list of projects that are being approved for early tendering and work as this intersection is very critical to development in the area.

ATTACHMENTS:

Letter dated January 4, 2002 from Clayton Developments Limited re 50% cost sharing to a maximum of \$50,000.

January 4, 2002

Clayton Developments Limited

287 Lacewood Drive Unit 109

Halifax Nova Scotia

Canada B3M 3Y7

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Subsidiaries

Clayton Realty Limited

Ridgevale Developers Limited

Chebucto Community Council
Halifax Regional Municipality
PO Box 1749
Halifax, Nova Scotia
B3J 3A5

Attention: Councillor Diana Whalen

Re: Traffic signals at the Lacewood Drive/Parkland Drive Intersection

Dear Councillor Whalen

Your assistance is requested in the delivery of traffic signals at the intersection of Lacewood Drive/ Parkland Drive & Regency Park Drive.

Background

In 1993, the underground baseworks for traffic signal lights were installed as part of this intersection on Lacewood Drive. All the "as built" (record drawings) information was passed over to the City of Halifax engineering department.

During the 1999 development agreement negotiations for the commercial lands at the corner of Lacewood Drive and the Bi-centennial Highway the Traffic Division required traffic lights at both Fairfax Drive and Lacewood Drive, as well as further cost sharing regarding the completion of the subject traffic lights at Parkland Drive.

These requirements were agreed to and formed part of our development agreement for Case # 00122, sections 2.5.2 and 2.5.3. This agreement was approved by Community Council in January 2000 and registered at the Registry in February 2000.

Existing conditions

The traffic lights at Fairfax Drive and Lacewood Drive were installed during the construction of the Home Depot Project (as per section 2.5.2) and were operative around November 2000. This was mandatory prior to issuance of the occupancy permit.

As of this date, we have had a number of conversations with Mr. McCusker and Mr. Burgess regarding the lights for Parkland Drive and Lacewood. In December of 2001 we even offered to pay the full costs now and receive back the HRM's share later in the spring of 2002.

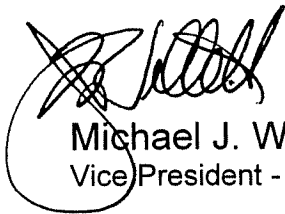
On January 3, 2002, Mr. McCusker informed us that these signals are not in the current budget and he intends to make application in the 2002/2203 budget. He further advises that the signals will not be installed until late summer.

It was our understanding that the lights were approved in conjunction with the development agreement and considering the current and future conditions will certainly warrant signalization.

In light of the growing concerns of safety at this intersection we reiterate our offer to front end the entire cost (approximately \$90,000) and be reimbursed in April of 2002 for HRM's portion (50%), so that the signals can be installed as soon as possible.

If you have any questions please do not hesitate to call.

Yours truly,



Michael J. Willett
Vice President - Development

c. Councillor Russell Walker

2.5 Streets and Municipal Services

- 2.5.1** The Developer shall be responsible for securing all applicable approvals associated with the on-site and off-site servicing systems required to accommodate the development, including street intersection improvements, sanitary sewer system, water supply system, stormwater sewer and drainage system, and utilities, as generally illustrated by the Schedules attached hereto. Such approvals shall be obtained in accordance with all applicable by-laws, standards, policies and regulations of HRM and other approval agencies, except as provide for herein. All costs associated with the supply and installation of all servicing systems and utilities shall be the responsibility of the Developer.
- 2.5.2** Pursuant to Section 2.5.1, the Developer shall, at his expense, construct the Fairfax Drive/Lacewood Drive intersection improvements (driveway and full traffic signalization) as generally illustrated on Schedule "D". Such work shall be complete and operational prior to the issuance of an occupancy permit for Parcel BC-7 or Parcel BC-8.
- 2.5.3** The Developer shall provide a financial contribution to HRM for the purpose of the installation of traffic signals at the Lacewood Drive/Parkland Drive intersection. The amount of money to be paid shall be equal to fifty (50) per cent of the tendered price to complete the work, to a maximum of \$50,000.00. The contribution shall be in the form of a certified cheque made payable to Halifax Regional Municipality and shall be remitted within thirty days of having been requested to do so by the Development Officer.
- 2.5.4** Pursuant to Section 2.5.1, the Developer shall construct a sanitary sewer (within a public easement) to the southern property boundary of the Lands, as generally shown on Schedule "D". Such work shall be complete prior to the issuance of any occupancy permit for any building on the Lands.
- 2.5.5** All secondary electrical and telephone service to the buildings shall be underground installations from either Parkland Drive, Lacewood Drive or the main entrance driveway off Lacewood Drive.
- 2.5.6** Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to, streets, sidewalks, curbs and gutters, landscaped areas and utilities, shall be the responsibility of the Developer, and shall be reinstated, removed, replaced or relocated by the Developer as directed by the Director of Engineering.
- 2.5.7** Pursuant to this Section (Section 2.5), no occupancy permit shall be issued for any building on the Lands until all street improvements, municipal servicing systems and utilities have been completed, except that the occupancy permit(s) may, at the discretion of the Municipality, be issued subject to security being provided to the Municipality in the amount of 120 per cent of the estimated cost of completion of all outstanding work. The security shall be in favour of the Municipality and may be in the form of a certified cheque or irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of all work, as described herein and illustrated on the Schedules, and as approved by the Municipality.