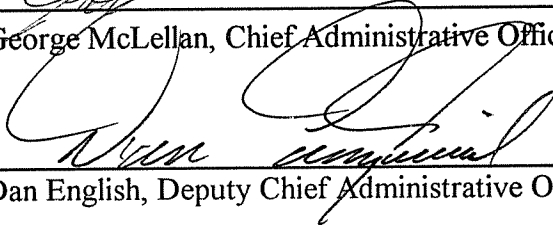


Halifax Regional Council
May 21, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer


Dan English, Deputy Chief Administrative Officer

DATE: May 14, 2002

SUBJECT: Main Street Widening/Sobeys Development Agreement, Westphal

ORIGIN

Approved 1999/2000 Capital Budget.

RECOMMENDATION

It is recommended that Halifax Regional Council authorize payment to Sobeys in the amount of \$77,162.35 plus net HST for the construction of a fifth lane on Main Street in the vicinity of the new Sobeys store at Main Street and Panavista Drive from Capital Account CTR00531, Main Street Study Recommendations, with funding authorized as per the Budget Implications section of this report.

BACKGROUND

In 1998, HRM commissioned a traffic improvement study through Beasy Nicoll Engineering Limited for that section of Main Street (Trunk 7) from Ridgecrest Drive to Salmon River. One of the recommendations that came out of that report was the creation of a two-way left turn lane between Ridgecrest Drive and Riley Road, including modifications to the Main Street/Forest Hills Parkway intersection. The first phase of that project was to be the widening of Main Street between Ridgecrest Drive and Forest Hills Parkway, including the realignment of Golf View Drive. Budget funds were included in the Capital Budget to implement that widening project.

In 1999, HRM entered into a Development Agreement with Sobeys Land Holdings Limited for the construction of a new grocery store on Main Street between Panavista Drive and Forest Hills Parkway. To enhance traffic flow to and from the Sobeys development, stipulations were included within the Development Agreement relating to signalization and the need for a turning lane on Main Street. This development was seen as an opportunity for HRM to partner on a 50/50 basis for this portion of the Main Street widening project and so the focus for the initial phase of this project was switched to that section of Main Street between Forest Hills Parkway and Panavista Drive. Design plans and cost estimates relative to these Main Street improvements were developed by Sobeys, reviewed and approved by staff of HRM to ensure conformance with the objectives of the Main Street widening project and the works implemented by Sobeys in 2000.

DISCUSSION

In late 2000, Sobeys completed the new Sobeys store and the agreed upon widening of that section of Main Street fronting their project. The total final cost was \$164,246.24 inclusive of HST with HRM's cost component being \$82,123.12. Staff has reviewed the final cost figures received from Sobeys including the completed works undertaken in the field and is in agreement that the works as outlined within the Development Agreement have been met and that the payment to Sobeys in the amount of 50% or \$82,123.12 can be made.

There are no Local Improvement Charges associated with this work.

BUDGET IMPLICATIONS

Funding for this project is available in the 1999/00 Approved Capital Budget in the amount of \$82,123.12 from Account Number CTR00531 - Main Street Study Recommendations. This has been confirmed by staff of Finance.

Budget Summary

CTR00531 - Main Street Study

Cumulative Unspent Budget	\$250,913.00
This report	<u>82,123.12</u>
	\$167,876.88

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.

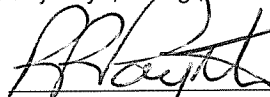
ALTERNATIVES

There are no recommended alternatives.

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.

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Approved by.



Rick Paynter, P.Eng., Acting Director, Public Works & Transportation Services at 490-4845

GR/bhs