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9.1.5

Halifax Regional Council

September 23, 2003

October 7, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

George McLellan, Chief Administrative Officer

Dan English, Deputy Chief Administrative Officer

DATE: September 9, 2003

SUBJECT: Water Servicing, Phase II Maplewood Subdivision, Hammonds Plains

ORIGIN

Canada -Nova Scotia Infrastructure Program and Council approval of March 25, 2003 to extend water servicing area .

RECOMMENDATION

IT IS RECOMMENDED THAT :

1. The Capital Budget for Watermains , Phase II , Maplewood Subdivision,Hammonds Plains be approved in the amount of \$71,500 gross, with the net residual amount (after Infrastructure , HRM 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 Phase II , Maplewood Subdivision, Hammonds Plains
3. Approve in principle and begin the formal process for the adoption of By-Law Number L- 117 , Respecting Charges for Watermains , Phase II , Maplewood Subdivision, Hammonds Plains, attached hereto.

BACKGROUND

Maplewood on the Lakes Subdivision 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 Maplewood.

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

Halifax Regional Water Commission (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-Law L- 110 provided for servicing of Mohawk Street and MicMac Drive. This project is now complete and there remains some infrastructure funding available. The Federal and Provincial governments have agreed to extend the infrastructure funding to more areas within the subdivision.

As a result, the HRWC petitioned residents located on Huron Drive, from Mic Mac Drive to Chippawa Street, and on Chippawa Street, from Huron Drive to the existing water main on Chippawa Street to determine whether there was interest in receiving water services.

Tenders to service the first phase, Mohawk Street and Mic Mac Drive, were called by the HRWC on April 19, 2002 and closed on May 2, 2002. The successful contractor completed construction of the first phase in 2002. The contractor has agreed to maintain unit rates from last year's contract for the Phase II project. The estimated total cost of Phase II based on these unit rates is \$ 71,500.

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 \$5,720 could be available.

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

Estimated total project cost	\$71,500
Less:	
Approved Infrastructure Funding	\$42,667
HRWC Stewardship Grant	<u>5,720</u>
Recoverable from abutters	\$ 23,113
Estimated Taxable Frontages (lineal feet)	1352
Estimated Frontage Charge	\$17.10

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. Providing a small contingency for unanticipated work of approximately \$1,900 results in an interim charge of \$18.50, the same interim rate approved for Phase 1 A & B.

The expansion of the project boundary presents some unique challenges in respect to the levying of frontage charges. The first phase has been completed. In order to provide consistency in frontage charges, council approved HRM funding of \$10,000 for Phase II. This contribution will not be used to the extent where the result of the Phase II charges will be lower than the actual charges for the first phase. The By-Law contains a provision for this. In addition, the letter to residents of June 4, 2003 advised that the By-law would contain a provision that would structure the funding such that the actual frontage charge from Phase 2 would not be lower than that of Phase 1 A & B. Accordingly, should the actual costs for Phase II, less available funding, result in a lower charge than that of Phase 1 A & B, then the HRM funding would be firstly eliminated followed by a reduction in the HRWC funding until the frontage charge was equal to that associated with Phase 1 A & B.

The By- Law also contains a provision which imposes a charge of \$1500 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 June 4, 2003 circulated to the Phase II residents. This resulted in 5 out of 6 property owners agreeing to the project going ahead.

BUDGET IMPLICATIONS

A frontage rate will be charged to reflect the actual cost of these phases less any Federal, Provincial, HRM or other funding. The HRM funding, if required, of up to \$10,000 has been approved from the District 22 Capital Funds Account in a March 25, 2003 report to Council.

Therefore, net debt charges to the Municipality will not increase and the costs to finance will be borne directly by those being serviced.

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.

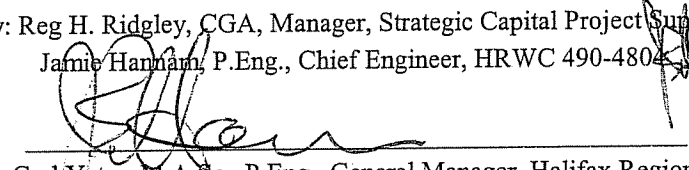
ATTACHMENTS

- 1) Council Report of March 25, 2003
- 2) Letter to residents of June 4, 2003
- 3) By-Law L-117 Respecting Charges for Watermains , Phase II , Maplewood Subdivision, Hammonds Plains

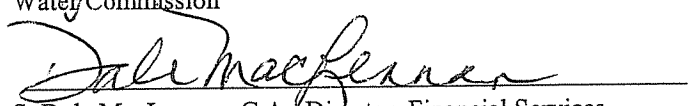
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Reg H. Ridgley, CGA, Manager, Strategic Capital Project Support, 490-6475
Jamie Hannam, P.Eng., Chief Engineer, HRWC 490-4804

Approved by:


Carl Yates, M.A.Sc., P.Eng., General Manager, Halifax Regional
Water Commission

490-4840


S. Dale MacLennan, C.A., Director, Financial Services

490-6308

10.1.

Halifax Regional Council
March 25, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



George McLellan, Chief Administrative Officer

DATE:

March 21, 2003

SUBJECT:

Maplewood on the Lakes Water Servicing Extension

ORIGIN

Canada Nova Scotia Infrastructure Program and the HRM Regional Council Report dated May 23, 2002.

RECOMMENDATION

It is recommended that:

- 1) The Halifax Regional Water Commission make application to the Province of Nova Scotia to extend the Maplewood on the Lakes water servicing project under the existing approved funding program.
- 2) That District 22 Capital Funds in the amount of \$10,000 be allocated to this extension as source of funding.
- 3) That a staff report be prepared detailing the revised project boundary, the cost of servicing, the public participation process and recommending a bylaw for the collection of a frontage charge.

BACKGROUND

As detailed in the Council Report dated May 23, 2002, Council approved the installation of water services within the first phase of the Maplewood on the Lakes subdivision. This project, with

funding from the Canada Nova Scotia Infrastructure Program, was completed last year in a contract administered by the Halifax Regional Water Commission. The estimated total construction cost for this project was \$450,000. With the completion of the construction, the actual cost has been finalized at \$396,000.

DISCUSSION

With the completion of the original scope of work, the existing water main terminates at the end of MicMac Drive and near the end of Chippawa Drive as shown on the attached map. Staff’s review, in conjunction with discussions with the area councilor and input from the local community, has concluded that it would be advantageous to extend the existing water system along Huron Drive and the end of Chippawa Drive to create a looped system as shown on the attached map, and extend the servicing in this neighborhood to an additional eight homes.

The estimated total project cost for this 200 metre water service extension is \$64,000. \$54,000 would be available from the unexpended funds from the original phase of the project. The balance of the required funding in an amount of \$10,000 has been identified as being available from the District 22 Capital Funds Account.

The proposed funding for this extension is summarized as follows:

Estimated total project cost			\$64,000
Less:			
	District 22 Capital Fund Allocation	\$10,000	
	Infrastructure Funding	36,000	
	HRWC Stewardship Grant	<u>4,200</u>	<u>50,320</u>
	Recoverable from abutters		\$13,680
Estimated frontage charge			\$20/foot

Subject to preliminary approval of this service extension concept, the Halifax Regional Water Commission would make formal application to the Province of Nova Scotia to get approval to extend the Maplewood on the Lakes water servicing project under the existing approved funding program and initiate a formal public participation process to get direct input from the affected homeowners in this area. Following this, a detailed staff report would be prepared for Regional Council detailing the proposed project boundary extension, the cost of servicing, public participation process and the recommendation for a bylaw for the collection of the frontage charge.

BUDGET IMPLICATIONS

This proposed project extension will be funded through the underspending on the original project scope plus the \$10,000 allocation from the District 22 Capital Fund. A frontage rate will be charged to reflect the actual cost of this phase less any Federal, Provincial, and Municipal funding. Therefore, net debt charges to the Municipality will not increase and the cost to finance will be borne directly by those being serviced.

FINANCIAL MANAGEMENT POLICY/BUSINESS PLAN

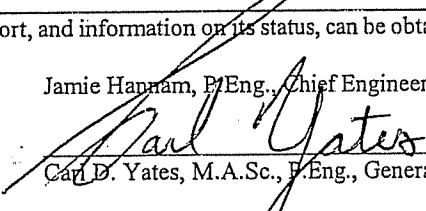
This report complies with the Municipality's multi-year financial strategy, the approved operating capital and reserve budget, policies and procedures regarding withdrawals from and the utilization of capital and operating reserves as well as any relevant legislation.

ALTERNATIVES

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

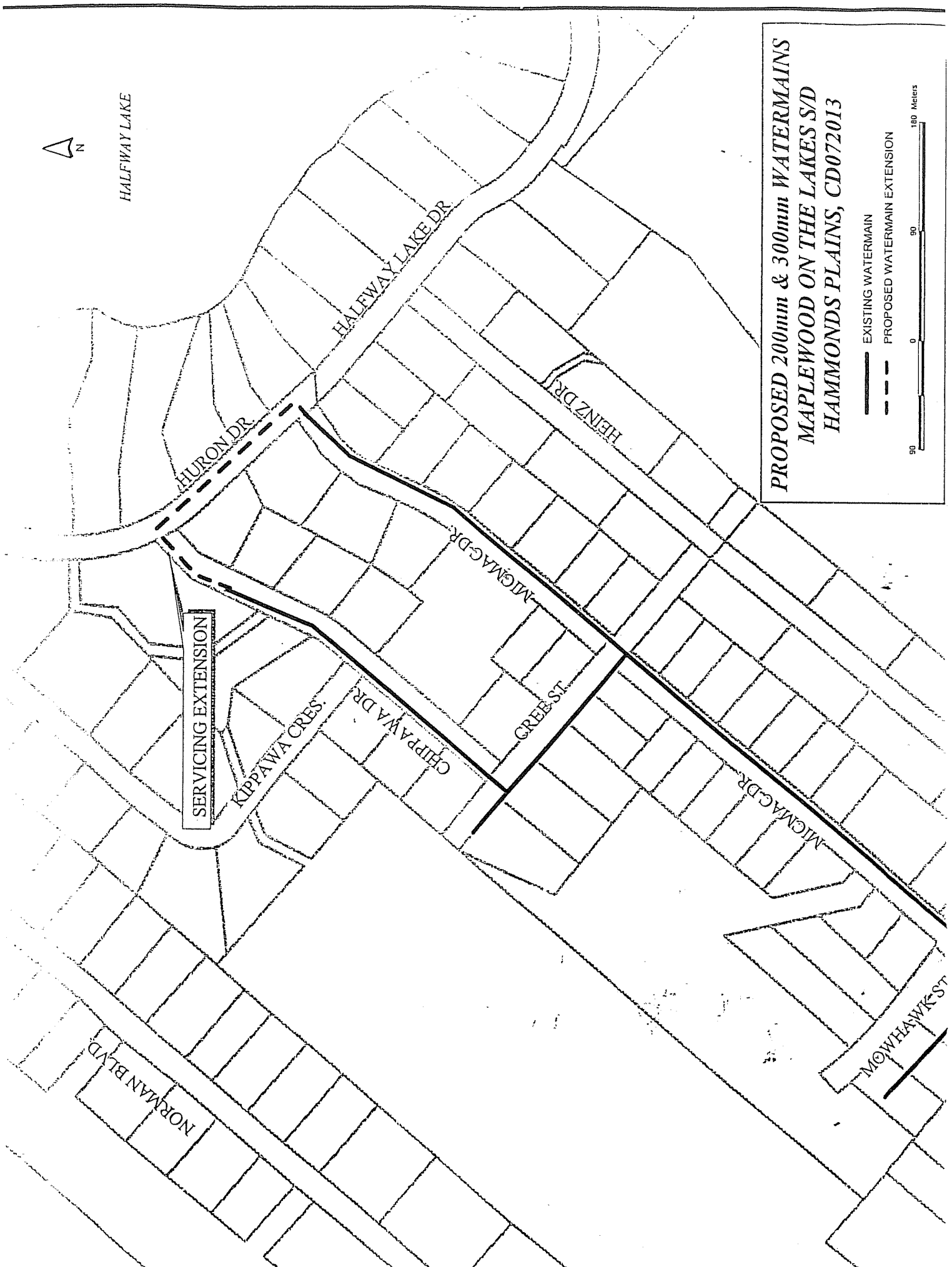
ATTACHMENTS

- 1) Map – Proposed Water Mains, Maplewood on the Lakes Subdivision, Hammonds Plains

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:	Jamie Hannam, P.Eng., Chief Engineer, HRWC
Report Approved by:	 Carl D. Yates, M.A.Sc., P.Eng., General Manager, HRWC



HALFWAY LAKE



HURON DR

HALFWAY LAKE DR

HEINZ DR

MIGNAC DR

SERVICING EXTENSION

KIPPAWA CRES

CHIPPAWA DR

CREEST ST

MIGNAC DR

MOUWAWK ST

NORMAN BLVD

**PROPOSED 200mm & 300mm WATERMANS
MAPLEWOOD ON THE LAKES S/D
HAMMONDS PLAINS, CD072013**

- EXISTING WATERMAIN
- - - PROPOSED WATERMAIN EXTENSION





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



*Jamie Hannam, P. Eng. - Chief Engineer
P. O. Box 8388 Station A
Halifax, NS B3K 5M1
Phone: 490-4804 Fax: 490-4808*

June 4, 2003

**To: Residents of Huron Drive and Chipaway Street
Maplewood On The Lakes Subdivision (Phase II)**

The general mail out to the Maplewood on the Lakes Subdivision residents, dated May 24, 2002, discussed the potential opportunity to comments Phase II for new water service installation pending a review of the actual total project cost from the first phase of construction. Our initial review late last summer provided an opportunity to extend the project approximately 410m on Cree Street and Chipawa Street. With the completion of that extension, we have further reviewed the total project costs to-date and calculate we can install approximately 250m of additional water main. This addition would include water installation on Huron Drive, from MicMac Drive to Chipaway Street, and on Chipaway Street, from Huron Drive to the existing main on Chippawa Street, as shown on the attached sketch.

The servicing plan would involve the installation of a 200mm and 300mm diameter water main in the traveled portion of these two streets, with one lateral to each property line. The lateral will be installed at a location mutually agreed to with the property owner. Tentative approval has been received from the Federal and Provincial governments to apply residual infrastructure funding to Phase II. Together with Halifax Regional Water Commission and Halifax Regional Municipality funding, it is estimated that a frontage charge of \$18.50 per calculated lineal foot frontage will be sufficient to fully finance that installation of water services along these two additional streets, as detailed on the attached plan. This interim frontage charge is consistent with the recently approved HRM By-Law for Phase IA&B.

Before a contract can be awarded, a separate By-Law must be approved by Halifax Regional Municipal Council. The By-Law would allow an interim frontage rate of \$18.50 per calculated lineal footage, and adjusted either upwards or downwards as a result of final costs of water service installation less infrastructure sharing and HRWC and other revenues. It will also contain a provision that will limit available funding such that the actual frontage from being lower than that of Phase 1A&B. In addition, the By-Law would provide for a further charge of \$1,500 for all further connections to the water system for properties which are not assessed a local improvement charge.

Please note that all frontages will be determined in accordance with the provisions of By-Law L-100.

Prior to proceeding with this Phase II of the Maplewood Water Servicing Project, we are requesting that each lot owner along these two streets fill out the attached form to indicate their support for or against this current proposal. To help expedite this project, your response is

**Residents of Huron Drive and Chipaway Street
Maplewood On The Lakes Subdivision (Phase II)**

**June 4, 2003
Phase 2**

required prior to Friday, June 13, 2003. (Please return by fax at 490-4808, or directly to the HRWC office on Lady Hammond Road, attention Jamie Hannam. If neither of these are practical, please contact the HRWC at 490-4804 for direct pickup.)

The Halifax Regional Municipality must formally approve this servicing strategy.

Should you have any question, please contact Jamie Hannan, P. Eng., Chief Engineer, HRWC, 490-4804.

Yours very truly,

Reg Rankin

Reg Rankin
Councillor, Hammonds Plains/Timberlea

Jamie Hannam

Jamie Hannan, P. Eng.
Chief Engineer, HRWC

encl.



**Maplewood Water Servicing Phase II - Water Service Petition
Huron Drive and Chippawa Street
June, 2003**

Name: _____

Civic Address: _____

Mailing Address: _____

Signature : _____

- Yes** - We wish to participate in this water extension project under the afore mentioned requirements (estimated \$18.50/ft.).
- No** - We do not wish to participate in this water main project under the current requirements.

Please return completed petitions to the attention of Jamie Hannam, at HRWC, 6380 Lady Hammond Road, or by faxing to 490-4808 prior to Friday, June 18, 2003.

HALIFAX REGIONAL MUNICIPALITY

BY-LAW NUMBER L- 117

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) The Phase II Maplewood Project is a plan to install water lines to service properties located on Huron Drive, from Mic Mac Drive to Chippawa Street, and on Chippawa Street, from Huron Drive to the existing water main on Chippawa Street, Hammonds Plains, within the boundaries of the attached map,
 - (b) The Project will be funded by local improvement charges based on the entire cost of the project less any federal and provincial funding, Halifax Regional Municipality(HRM), Halifax Regional Water Commission(HRWC), or other funding, as required,
 - (c) The local improvement charges will be imposed at an interim rate of \$18.50 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 or provincial or other funding.
 - (e) The HRM and HRWC funding will be limited to an amount not to exceed the lesser of \$15,720 or an amount required to achieve a rate no less than that charged to the properties identified under By- Law 110
 - (f) A further charge of one thousand five hundred dollars (\$1500.00) is hereby levied in respect of all future connections to the water systems for properties which are not assessed a local improvement charge.

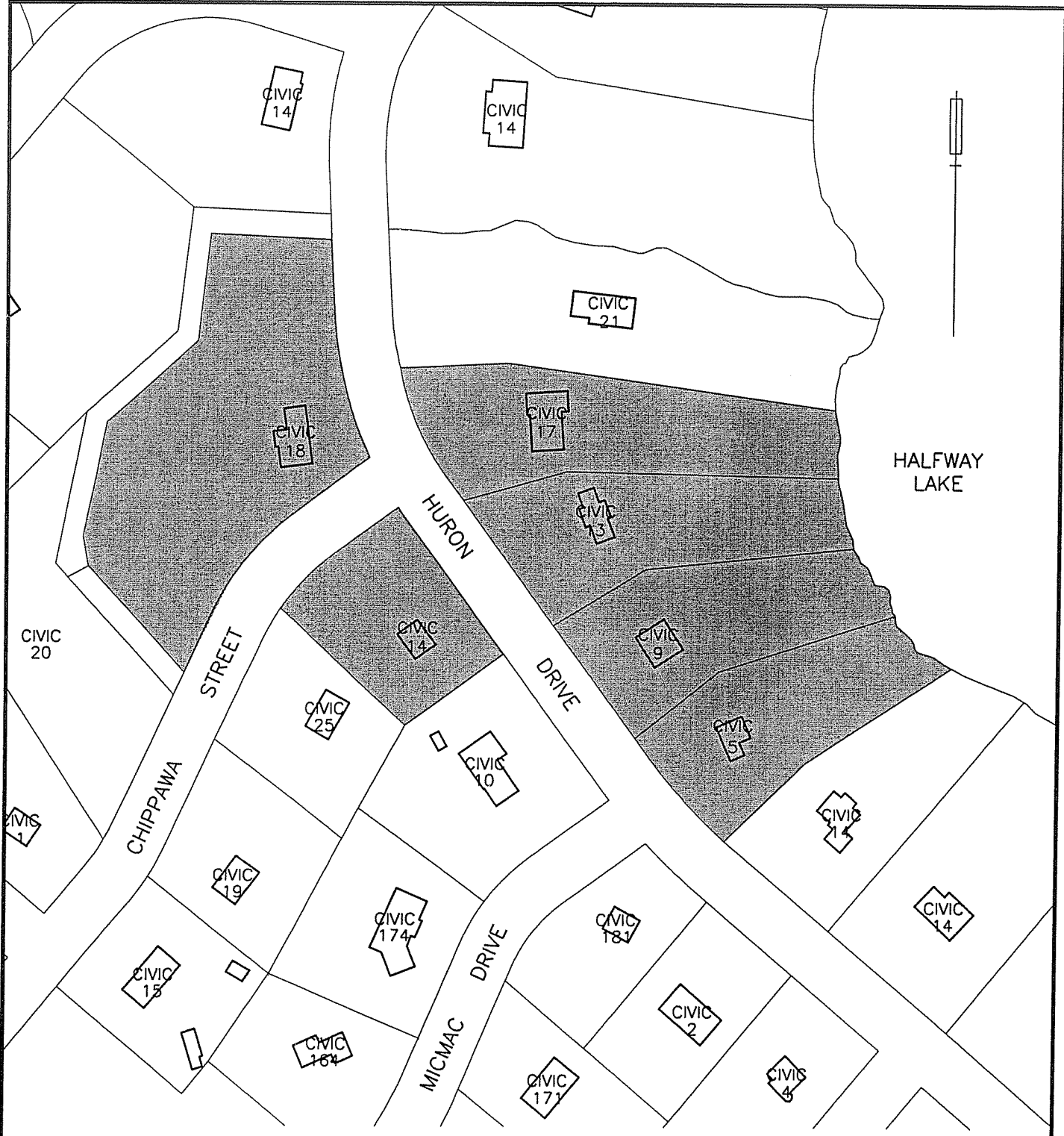
Done and passed by Council this day of , 2003.

MAYOR

MUNICIPAL CLERK

I, Vi Carmichael, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above noted by-law was passed at a meeting of the Halifax Regional Council held on 2003.

Vi Carmichael, Municipal Clerk



HALFWAY LAKE

**PLAN SHOWING
 PHASE II
 MAPLEWOOD SUBDIVISION
 WATERMAINS
 BY-LAW L-117**



IDENTIFIED FOR LOCAL
 IMPROVEMENT CHARGES

DATE: MAY 5, 2003

NTS

PLAN 1