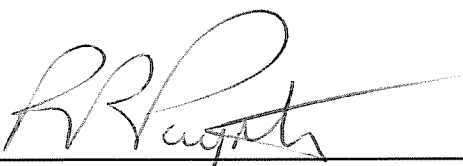




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Halifax Regional Council  
December 16, 2003

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

**SUBMITTED BY:**   
Rick Paynter, P.Eng., Director, Public Works and Transportation Services

**DATE:** December 5, 2003

**SUBJECT:** Retaining Walls - Private Property

**INFORMATION REPORT**

**ORIGIN**

Halifax Regional Council meeting of April 2, 2003, Item 10.2.1.

**BACKGROUND**

At the April 2, 2003 Halifax Regional Council meeting, Councillor Hetherington requested information regarding retaining walls installed by the Halifax Regional Municipality on private property. This report responds to that request for information.

## DISCUSSION

It is occasionally necessary for HRM to build new retaining walls in conjunction with capital projects such as constructing a new sidewalk. This happens when the grade of the proposed sidewalk varies significantly from that of the adjacent private property. Since there usually is not sufficient space between the back of the sidewalk and the street line, these walls often have to be constructed at street line, or on private property. Because these walls are constructed by HRM, they are maintained by HRM.

Existing retaining walls that are located within or in proximity of the public right-of-way that require upgrading are investigated to determine whether they were constructed by HRM or the abutter. If they were constructed by the abutter, HRM would request that the wall be maintained and upgraded by the abutter. If the investigation was inconclusive, HRM would assume responsibility to upgrade the retaining wall.

Halifax Regional Municipality has not normally allowed the construction of retaining walls within the right-of-way or at street line in new developments because they will eventually deteriorate and may become a hazzard to the public if costly repairs or replacements are not carried out in a timely fashion. Since most new developments are required to have sidewalk constructed on one or both sides of the street, the requirement for future sidewalks (and any necessary retaining walls) should be significantly reduced.

## BUDGET IMPLICATIONS

There are no budget implications at this time.

## FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

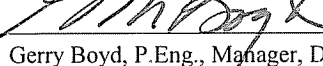
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

## 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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