

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON MONDAY, OCTOBER 7, 2013
FROM:	JOHN BRAAM, P.ENG MANAGING DIRECTOR - ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER
SUBJECT	LOCAL IMPROVEMENT INITIATION HYDE PARK INDUSTRIAL SUBDIVISION

RECOMMENDATION

That on the recommendation of the Managing Director - Environmental & Engineering Services & City Engineer, the following actions **BE TAKEN** with respect to the construction of a sanitary sewer and watermain as part of the Local Improvement Program, on initiation, for the Hyde Park Industrial Subdivision:

- (a) the attached Local Improvement Report (Appendix A) dated Monday October 7, 2013 for the construction, on initiation, of a Sanitary Sewer at the said location **BE ADOPTED**;
- (b) the City Clerk **BE AUTHORIZED** to proceed under the provisions of The Municipal Act, 2001, Ontario Regulation 119/03 with the publishing and the serving of Notice of Municipal Council’s intention to undertake these works in accordance with the following:

<u>Location</u>	<u>Owners’ Share</u>	<u>Corporation’s Share</u>	<u>Gross Cost</u>
Hyde Park Industrial Subdivision	\$372,226.09	\$ 123,220.23	\$495,486.32

- (c) the attached Local Improvement Report (Appendix B) dated Monday October 7, 2013 for the construction, on initiation, of a watermain at the said location **BE ADOPTED**;
- (d) the City Clerk **BE AUTHORIZED** to proceed under the provisions of The Municipal Act, 2001, Ontario Regulation 119/03 with the publishing and the serving of Notice of Municipal Council’s intention to undertake these works in accordance with the following:

<u>Location</u>	<u>Owners’ Share</u>	<u>Corporation’s Share</u>	<u>Gross Cost</u>
Hyde Park Industrial	\$211,572.08	\$ 165,111.91	\$376,638.99

- (e) all administrative acts necessary for the implementation of this project **BE AUTHORIZED** subject to approval of financing where required.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None

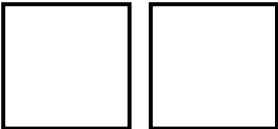
BACKGROUND

Purpose:

The purpose of the report is to seek approval from the Municipal Council to initiate two Local Improvements for the construction of a sanitary sewer and watermain within the Hyde Park Industrial Subdivision. These works are being considered in conjunction with planned road works for this project area. Local improvement reports (Appendix A and B), location map (Appendix C) and estimated cost breakdowns (Appendix D and E) are included for review. If Municipal Council authorizes the Civic Administration to proceed with the initiation of a local improvement for the sanitary sewers and watermains in this project area, staff will prepare the notices and circulate petitions to the abutting property owners for their consideration.

Context:

The City is proposing to reconstruct the Hyde Park industrial subdivision in 2014. A series of letters, a public meeting, and numerous individual meetings have taken place to assess the interest of the property owners to contribute towards servicing the subdivision with water mains and sewers. Mark Henderson, Director of Business Liaison, was the primary point of contact to



engage owners in the business decisions about upgrading their properties. Of the 26 owners, approximately 83% have indicated interest in adding municipal servicing to this subdivision noting the official assessment of interest is conducted through the Local Improvement process.

Discussion:

The reconstruction of this subdivision is necessary immediately from a road condition and flooding perspective. It is cost effective to include sewer and water servicing with the road reconstruction as it saves the City and the owner's considerable restoration costs. During the engagement of Owners, it was noted that numerous properties have failing septic beds, unsafe or poor quality water, and surface flooding.

The general cost sharing is proposed as follows, based on previous infrastructure projects:

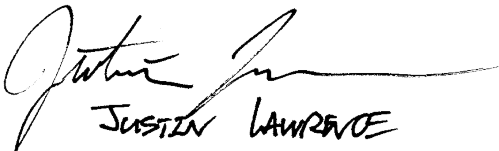
Road, boulevards, restoration	100% City cost
Curb and gutter	100% City cost
Storm sewer	100% City cost
Watermain	75% owner cost, 25% City cost
Sanitary sewer and private drain to property line	75% owner cost, 25% City cost
Water service to property line	100% owner cost
Water and sanitary connections on private property	100% owner cost
Internal plumbing, decommissioning well	100% owner cost

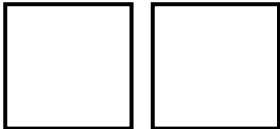
The Local Improvement process is strictly laid out by the Municipal Act. After the Local Improvement is initiated by Council, individual letters with estimated costs will be sent to the owners. If 50% of the Owners representing a minimum of 50% of the assessed value petition against the works, then the City will proceed with a reconstruction of the road only in 2014. Future servicing of the subdivision would be at 100% owner cost.

If the Local Improvement is successful, all owners would be required to pay their share of the sewers and watermain on their taxes starting in the year following construction. Although owners must pay their Local Improvement charges, there is no requirement to immediately connect their water and sanitary services. Owners can arrange for and pay for their water service at the time of construction by providing a letter committing to connecting their water within 12 months. If the property owner is not willing to pay and connect to the watermain with 12 months, then the City will not build the water service to avoid leaving stagnant water in that service which leads to water quality concerns. All sewer connections will be installed and left capped at the property line for future connection by owners. When the owners wish to connect to either sewer or water, they are required to get a building permit.

Acknowledgements:

This report was prepared by a team consisting of Mark Henderson, Brian Calhoun, and Justin Lawrence. If the Local Improvement is successful there will be future minor costs associated to maintain new sections of sewer and watermain.

SUBMITTED BY:	SUBMITTED BY:
 JUSTIN LAWRENCE	
JUSTIN LAWRENCE, P. ENG. DIVISION MANAGER CONSTRUCTION ADMINISTRATION	MARK HENDERSON DIRECTOR OF BUSINESSS LIAISON
REVIEWED & CONCURRED BY:	RECOMMENDED BY:
JOHN LUCAS, P.ENG. DIRECTOR – WATER, WASTEWATER & TREATMENT	JOHN BRAAM, P.ENG. MANAGING DIRECTOR – ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER



APPENDIX “A”
LOCAL IMPROVEMENT REPORT – SANITARY SEWER

Date: October 7, 2013

SUBJECT: Hyde Park Industrial Subdivision Sewer Local Improvement

Mallard Road from Fanshawe Park Road to Woodcock Street
Blue Heron Drive from Mallard Road to 95m south of Woodcock Street
Woodcock Street from Blue Heron Drive to 98m west of Mallard Road

1.

INTRODUCTION

In accordance with the provisions of *The Municipal Act*, the following report is presented for the construction of a sanitary sewer on **Mallard Road, Blue Heron Drive and Woodcock Street**.
2.

LIMITS OF WORK

Mallard Road from Fanshawe Park Road to Woodcock Street, Blue Heron Drive from Mallard Road to 95m south of Woodcock Street, Woodcock Street from Blue Heron Drive to 98m west of Mallard Road. Approximately 1220m of sewer will be constructed which will service 2888.770 metres of property frontage currently unserved. The frontages are the actual frontage in accordance with the latest assessment information. This is in accordance with the provisions of *The Municipal Act*.
3.

COST

Sanitary sewer to service 2888.770 meters of frontage at:
\$171.52 per meter

\$495,486.32
4.

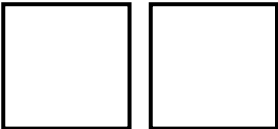
ASSESSMENT

The frontage rate to be assessed is **\$171.52 per meter of frontage** for the Sanitary Sewer.
5.

FRONTAGES

The frontages are adjusted based on exemptions and reductions (as detailed in the next section) in accordance with the provisions of <i>The Municipal Act</i> :		
Flankage Exemptions		460.568 meters
Frontage Exemptions		75.977 meters
Intersection & Frontage Reductions		181.850 meters
TOTAL EXEMPTIONS AND REDUCTIONS	718.395 metres	\$123,220.23

OWNERS SHARE OF THE COST 2170.375 m of assessable frontage at \$171.52 per meter	\$372,226.09
CORPORATIONS SHARE OF THE COST	\$123,220.23
TOTAL ESTIMATED GROSS COST	\$495,486.32



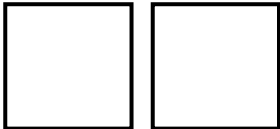
6. **EXEMPTIONS AND REDUCTIONS**

The following exemptions and reductions are recommended in accordance with the provisions of *The Municipal Act*:

FLANKAGE EXEMPTIONS		
1510 Fanshawe Park Road	45.720	
2040 Blue Heron Drive	45.720	
1960 Blue Heron Drive	45.720	
1900/1910 Blue Heron Drive/ 1525 Woodcock Street	45.720	
1510 Woodcock Street	168.548	
1917 Mallard Road	45.720	
1922 Mallard Road	63.420	
TOTAL FLANKAGE EXEMPTIONS		460.568
FRONTAGE EXEMPTIONS		
1510 Woodcock Street	75.977	
TOTAL FRONTAGE EXEMPTIONS		75.977
INTERSECTION EXEMPTIONS		
Seagull Road	26.213	
Mallard Road	15.241	
Mallard Road	10.058	
Woodcock Street	20.117	
Blue Heron Drive	26.213	
Woodcock Street	10.058	
Woodcock Street	10.058	
Blue Heron Drive	13.106	
Mallard Road	20.117	
Woodcock Place	30.669	
TOTAL INTERSECTION EXEMPTIONS		181.850
FRONTAGE REDUCTIONS		0
TOTAL FRONTAGE REDUCTION		0
TOTAL EXEMPTIONS AND REDUCTIONS		718.395

7. **ANNUAL CHARGES**

The lifetime of the work is estimated to be at least twenty (20) years.
The special assessment which is chargeable with respect the owners’ portion of the cost may be paid in the annual installments. The recommended term for repayment is ten equal annual installments with interest estimated at four and one half percent (4.50%) which works out to \$21.68 per meter per year.



APPENDIX “B”
LOCAL IMPROVEMENT REPORT – WATERMAIN

Date: October 7, 2013

SUBJECT: Hyde Park Industrial Subdivision Watermain Local Improvement

Mallard Road from Fanshawe Park Road to Woodcock Street
Blue Heron Drive from Mallard Road to Seagull Road
Woodcock Street from Blue Heron Drive to Mallard Road
Fanshawe Park Road from 148m east of Mallard Road to 152m west of Mallard Road

1.

INTRODUCTION

In accordance with the provisions of *The Municipal Act*, the following report is presented for the construction of a watermain on **Mallard Road, Blue Heron Drive, Woodcock Street and Fanshawe Park Road.**
2.

LIMITS OF WORK

Mallard Road from Fanshawe Park Road to Woodcock Street, Blue Heron Drive from Mallard Road to Seagull Road, Woodcock Street from Blue Heron Drive to Mallard Road, Fanshawe Park Road from 148 east of Mallard Road to 152m west of Mallard Road. Approximately 1269m of watermain will be constructed which will service 2728.255 metres of property frontage currently unserved. The frontages are in the actual frontage in accordance with the latest assessment information. This is in accordance with the provisions of *The Municipal Act*.
3.

COST

Watermain to service 2728.255 meters of frontage at:

\$138.05 per meter

\$376,638.99
4.

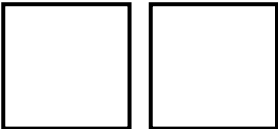
ASSESSMENT

The frontage rate to be assessed is **\$138.05 per meter of frontage** for the Watermain.
5.

FRONTAGES

The frontages are adjusted based on exemptions and reductions (as detailed in the next section) in accordance with the provisions of <i>The Municipal Act</i> :		
Flankage Exemptions		528.620 meters
Frontage Exemptions		516.219 meters
Intersection & Frontage Reductions		151.180 meters
TOTAL EXEMPTIONS AND REDUCTIONS	1196.019 metres	\$165,111.91

OWNERS SHARE OF THE COST	\$211,527.08
1532.236 m of assessable frontage at \$138.05 per meter	
CORPORATIONS SHARE OF THE COST	\$165,111.91
TOTAL ESTIMATED GROSS COST	\$376,638.99



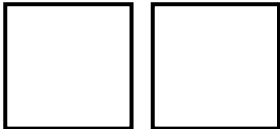
6. **EXEMPTIONS AND REDUCTIONS**

The following exemptions and reductions are recommended in accordance with the provisions of *The Municipal Act*:

FLANKAGE EXEMPTIONS		
1510 Fanshawe Park Road	45.720	
2040 Blue Heron Drive	45.720	
1960 Blue Heron Drive	60.320	
1900/1910 Blue Heron Drive/ 1525 Woodcock Street	78.995	
1510 Woodcock Street	168.548	
1917 Mallard Road	45.720	
1922 Mallard Road	83.597	
TOTAL FLANKAGE EXEMPTIONS		528.620
FRONTAGE EXEMPTIONS		
1867 Blue Heron Drive	51.054	
1885 Blue Heron Drive	48.768	
1895 Blue Heron Drive	48.768	
1917 Blue Heron Drive	48.768	
1478 Blue Heron Drive	46.107	
1930 Blue Heron Drive	30.000	
1920 Blue Heron Drive	30.000	
1900/1910 Blue Heron Drive/1525 Woodcock Street	76.291	
1910 Woodcock Street	75.977	
1568 Woodcock Street	60.486	
		516.219
INTERSECTION EXEMPTIONS		
Seagull Road	26.213	
Mallard Road	15.241	
Mallard Road	10.058	
Woodcock Street	20.117	
Blue Heron Drive	26.213	
Woodcock Street	10.058	
Woodcock Street	10.058	
Blue Heron Drive	13.106	
Mallard Road	20.117	
		151.180
FRONTAGE REDUCTIONS		
TOTAL FRONTAGE REDUCTION		
TOTAL EXEMPTIONS AND REDUCTIONS		1196.019

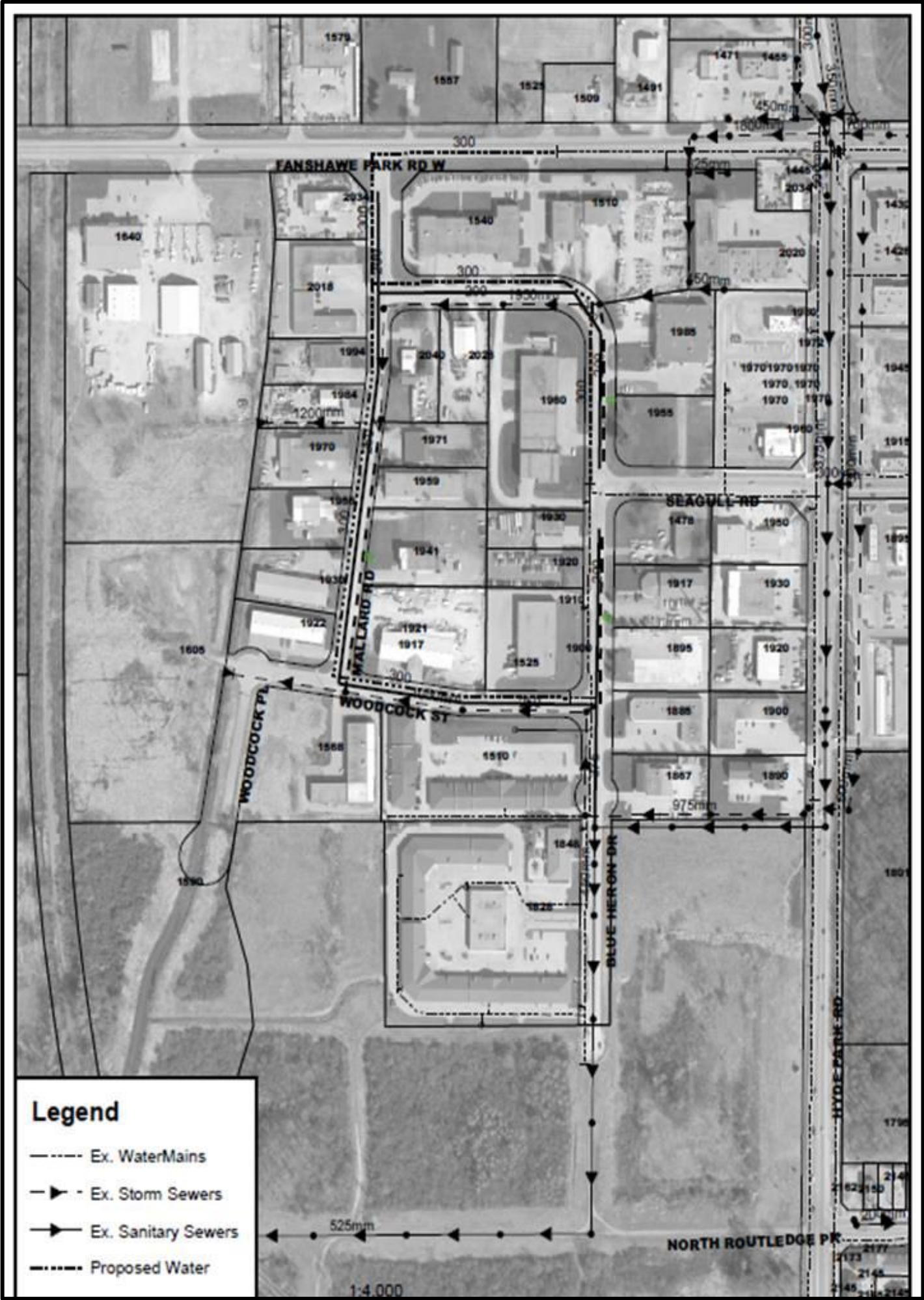
7. **ANNUAL CHARGES**

The lifetime of the work is estimated to be at least twenty (20) years.
The special assessment which is chargeable with respect the owners' portion of the cost may be paid in the annual installments. The recommended term for repayment is ten equal annual installments with interest estimated at four and one half percent (4.50%) which works out to \$17.45 per meter per year.



APPENDIX “C”
LOCATION MAP

October 7, 2013





APPENDIX “D”

ESTIMATED COST BREAKDOWN- SANITARY SEWER

October 7, 2013

Hyde Park Industrial Subdivision - Sanitary Sewer									
Lot #	Address	Frontage (feet)	Flankage (feet)	Frontage (metres)	Flankage (metres)	Exemptions and Reductions	Frontage	Flankage	Notes
External Properties									
Pt Lis 25 & 26	1579 Fanshawe Pk Rd	225.00		68.580					68.580 \$11,762.95
	1640 Fanshawe Pk Rd	570.00		173.736					173.736 \$29,799.47
Pt Blk P	O Woodcock St	426.00		129.845					33R4659 Part 14 129.845 \$22,271.22
Internal - Blue Heron Dr									
Pt Blk F	1867 Blue Heron Dr	167.50		51.054					33R-6729 Part 4&5 51.054 \$8,756.86
Pt Blk F	1885 Blue Heron Dr	160.00		48.768					33R-6729 Part 3 48.768 \$8,364.76
Pt Blk F	1895 Blue Heron Dr	160.00		48.768					33R-6729 Part 2 48.768 \$8,364.76
Pt Blk F	1917 Blue Heron Dr	160.00		48.768					33R-6729 Part 1 48.768 \$8,364.76
Pt Blk F	1478 Seagull Rd	151.27		46.107	0.000				33R-6675 Part 1 Flankage exemption 46.107 \$7,908.34
	Seagull Rd	86.00		26.213					Road Allowance 0.000 \$0.00
Pt Blk C	1955 Blue Heron Dr	169.63		51.703	0.000				Flankage exemption 51.703 \$8,868.18
Pt Blk C	1985 Blue Heron Dr	239.78		73.085					33R-2196 Parts 1-3 73.085 \$12,535.65
Blk A	1510 Fanshawe Pk Rd	239.56	569.25	73.018	173.507	45.720			33R-4659 Parts 1-4 Flankage exemption 200.805 \$34,442.39
	Mallard Road	50.00		15.241					Road Allowance 0.000 \$0.00
	Mallard Road	33.00		10.058					Road Allowance 0.000 \$0.00
Pt Blk J	2040 Blue Heron Dr	127.26	273.70	38.789	83.424	45.720			33R-7288 Part 1 Flankage exemption 76.493 \$13,120.20
Pt Blk J	2026 Blue Heron Dr	137.50		41.910					33R-7288 Part 2 41.910 \$7,188.47
Blk I	1960 Blue Heron Dr	247.81	487.38	75.532	148.553	45.720			Flankage exemption 178.365 \$30,593.44
Pt Blk H	1930 Blue Heron Dr	98.43		30.000					33R14192 Part 1 30.000 \$5,145.65
Pt Blk H	1920 Blue Heron Dr	98.43		30.000					33R14192 Part 2 30.000 \$5,145.65
Pt Blk H	Blue Heron Dr, 1525 Wl	250.30	259.17	76.291	78.995	45.720			33R14192 Part 3 Flankage exemption 109.566 \$18,792.93
	Woodcock Street	66.00		20.117					Road Allowance 0.000 \$0.00
Blk G	1510 Woodcock St	249.27	552.98	75.977	168.548	168.548			exempt - existing sanitary sewer outlet 0.000 \$0.00
Internal - Mallard									
	Blue Heron Drive	86.00							Road Allowance 0.000 \$0.00
Pt Blk J	1971 Mallard	114.14		26.213					33R6863 Part 3 34.790 \$5,967.23
Pt Blk J	1959 Mallard	105.69		32.214					33R6863 Part 4 32.214 \$5,525.40
Pt Blk K	1941 Mallard	198.42		60.478					33R6974 Part 2 60.478 \$10,373.28
Pt Blk K	1917 Mallard	211.64	363.99	64.508	110.944	45.720			33R6974 Part 1 Flankage exemption 129.732 \$22,251.83
	Woodcock Street	33.00		10.058					Road Allowance 0.000 \$0.00
	Woodcock Street	33.00		10.058					Road Allowance 0.000 \$0.00
Pt Blk M	1922 Mallard	129.27	274.27	39.401	83.597	63.420			33R8154 Part 2 Flankage exemptions 59.578 \$10,218.91
Pt Blk M	1930 Mallard	168.96		51.499					33R8154 Part 1 51.499 \$8,833.19
Pt Blk M	1956 Mallard	154.00		46.939					33R5640 Part 1 46.939 \$8,051.05
Pt Blk M	1970 Mallard	153.87		46.900					33R4867 Part 1 46.900 \$8,044.36
Pt Blk N	1984 Mallard	111.16		33.882					33R6275 Part 2 33.882 \$5,811.49
Pt Blk N	1994 Mallard	117.53		35.823					33R7641 Part 2 35.823 \$6,144.42
Pt Blk N	2018 Mallard	249.99		76.197					33R7641 Part 1 76.197 \$13,069.43
Pt Blk N	2034 Mallard	156.18		47.604					33R6608 Part 1 47.604 \$8,165.11
Internal - Woodcock									
	Blue Heron Drive	43.00		13.106					Road Allowance 0.000 \$0.00
	Mallard Road	66.00		20.117					Road Allowance 0.000 \$0.00
Part Blk L	1568 Woodcock St	351.66		107.186					33R4659 Parts 10 & 11 107.186 \$18,384.71
	Woodcock Place	100.62		30.669					Road Allowance 0.000 \$0.00
Column Totals									
				2,041.202	847.568	75.977	460.568	181.850	Totals
(metres)									Metres Dollars
				A	B	C	D	E	1 - Frontage plus Flankage (A+B)
									2 - Exemptions and Reductions (C+D+E)
									(1) - (2)
Local Improvement Calculations									
Sanitary									
Total Contract Estimate				\$3,146,678.60	Estimated Cost	Owners Share	Total Frontage(m)	Estimated Cost / m frontage	
Sanitary Cost Estimate including PDC's					\$554,055.10	\$138,513.78	\$415,541.33	\$143.85	
Misc /Contingency Estimate - Sanitary related					\$106,593.33	\$26,648.33	\$79,945.00	\$27.67	
Total Estimated Water Cost /m						\$495,486.32		\$171.52	



APPENDIX “E”

ESTIMATED COST BREAKDOWN – WATERMAIN

October 7, 2013

Hyde Park Industrial Subdivision - Watermain										
Lot #	Address	Frontage (feet)	Flankage (feet)	Frontage (metres)	Flankage (metres)	Exemptions and Reductions		Notes	Frontage (metres)	Estimated Cost to Owner
External Properties										
Pt Lts 25 & 26	1579 Fanshawe Pk Rd	225.00		68.580					68.580	\$9,467.55
	1640 Fanshawe Pk Rd	570.00		173.736					173.736	\$23,984.47
Internal - Blue Heron Dr										
Pt Blk F	1867 Blue Heron Dr	167.50		51.054		51.054		33R-6729 Part 4&5 W/M existing exempt	0.000	\$0.00
Pt Blk F	1885 Blue Heron Dr	160.00		48.768		48.768		33R-6729 Part 2 W/M existing exempt	0.000	\$0.00
Pt Blk F	1895 Blue Heron Dr	160.00		48.768		48.768		33R-6729 Part 1 W/M existing exempt	0.000	\$0.00
Pt Blk F	1917 Blue Heron Dr	160.00		48.768		48.768		33R-6729 Part 1 W/M existing exempt	0.000	\$0.00
Pt Blk F	1478 Seagull Rd	151.27		46.107		46.107		33R-6675 Part 1 W/M existing exempt	0.000	\$0.00
	Seagull Rd	86.00		26.213			26.213	Road Allowance	0.000	\$0.00
Pt Blk C	1955 Blue Heron Dr	169.63		51.703					51.703	\$7,137.66
Pt Blk C	1985 Blue Heron Dr	239.78		73.085				33R-2196 Parts 1-3	73.085	\$10,089.47
Blk A	1510 Fanshawe Pk Rd	239.56	569.25	73.018	173.507		45.720	33R-4659 Parts 1-4 Flankage exemption	200.805	\$27,721.38
	Mallard Road	50.00		15.240			15.240	Road Allowance	0.000	\$0.00
	Mallard Road	33.00		10.058			10.058	Road Allowance	0.000	\$0.00
Pt Blk J	2040 Blue Heron Dr	127.26	273.70	38.789	83.424		45.720	33R-7288 Part 1. Flankage exemption	76.493	\$10,559.95
Pt Blk J	2026 Blue Heron Dr	137.50		41.910				33R-7288 Part 2	41.910	\$5,785.73
Pt Blk I	1960 Blue Heron Dr	247.81	487.38	75.532	148.553		60.320	Partial W/M existing and flankage exemption	163.765	\$22,607.96
Pt Blk H	1930 Blue Heron Dr	98.43		30.000		30.000		33R14192 Part 1 W/M existing exempt	0.000	\$0.00
Pt Blk H	1920 Blue Heron Dr	98.43		30.000		30.000		33R14192 Part 2 W/M existing exempt	0.000	\$0.00
	1910,1920 Blue Heron Dr, 1525 Woodcock St	250.30	259.17	76.291	78.995			33R14192 Part 3,4,5 Const. ex. W/M exempt	0.000	\$0.00
	Woodcock Street	66.00		20.117			20.117	Road Allowance	0.000	\$0.00
Blk G	1510 Woodcock St	249.27	552.98	75.977	168.548	75.977	168.548	Constructed existing W/M - exempt	0.000	\$0.00
Internal - Mallard										
	Blue Heron Drive	86.00		26.213			26.213	Road Allowance	0.000	\$0.00
Pt Blk J	1971 Mallard	114.14		34.790				33R6863 Part 3	34.790	\$4,802.80
Pt Blk J	1959 Mallard	105.69		32.214				33R6863 Part 4	32.214	\$4,447.18
Pt Blk K	1941 Mallard	198.42		60.478				33R6974 Part 2	60.478	\$8,349.06
Pt Blk K	1917 Mallard	211.64	363.99	64.508	110.944		45.720	33R6974 Part 1 Flankage exemption	129.732	\$17,909.66
	Woodcock Street	33.00		10.058			10.058	Road Allowance	0.000	\$0.00
	Woodcock Street	33.00		10.058			10.058	Road Allowance	0.000	\$0.00
Pt Blk M	1922 Mallard	129.27	274.27	39.401	83.597		83.597	33R8154 Part 2 No W/M along flankage	39.401	\$5,439.36
Pt Blk M	1930 Mallard	168.96		51.499				33R8154 Part 1	51.499	\$7,109.50
Pt Blk M	1956 Mallard	154.00		46.939				33R5640 Part 1	46.939	\$6,479.99
Pt Blk M	1970 Mallard	153.87		46.900				33R4867 Part 1	46.900	\$6,474.60
Pt Blk N	1984 Mallard	111.16		33.882				33R6275 Part 2	33.882	\$4,677.45
Pt Blk N	1994 Mallard	117.53		35.823				33R7641 Part 2	35.823	\$4,945.41
Pt Blk N	2018 Mallard	249.99		76.197				33R7641 Part 1	76.197	\$10,519.09
Pt Blk N	2034 Mallard	156.18		47.604				33R6608 Part 1	47.604	\$6,571.79
Internal - Woodcock										
	Blue Heron Drive	43.00		13.106			13.106	Road Allowance	0.000	\$0.00
	Mallard Road	66.00		20.117			20.117	Road Allowance	0.000	\$0.00
Part Blk L	1568 Woodcock St	351.66		107.186		60.486		33R4659 Parts 10 & 11 Partial W/M const.	46.700	\$6,446.99
Column Totals (metres)										
				1,880.687	847.568	516.219	151.180	Totals	Metres	Dollars
				A	B	C	D	1 - Frontage plus Flankage (A+B)	2,728.255	\$376,638.99
							E	2 - Exemptions and Reductions (C+D+E)	1,196.019	\$165,111.91
								(1) - (2)	1,532.236	\$211,527.08
Local Improvement Calculations										
Total Contract Estimate		\$3,146,678.60		Watermain		Estimated				
Watermain Cost Estimate		\$414,780.00		Estimated Cost		25% Subsidy		Owners Share		
Misc /Contingency Estimate - Water related		\$87,405.32		\$21,851.33		\$65,553.99		\$311,085.00		Total Frontage(m)
Total Estimated Water Cost /m								\$376,638.99		Cost / m frontage
										\$114.02
										\$24.03
										\$138.05