

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON TUESDAY, JUNE 2, 2015</b>
<b>FROM:</b>	<b>JOHN BRAAM, P.ENG MANAGING DIRECTOR - ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>LOCAL IMPROVEMENT INITIATION PERKINS ROAD</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Managing Director - Environmental & Engineering Services & City Engineer, the following actions **BE TAKEN** with respect to the design and construction of a Sanitary Sewer and Watermain as part of the Local Improvement Program, on initiation, for Perkins Road:

- (a) the City Clerk **BE AUTHORIZED** to proceed under the provisions of The Municipal Act, 2001, Ontario Regulation 586/06 with the publishing and the serving of Notice of the Municipal Council's intention to undertake these works in accordance with the following estimated cost breakdown:

Location	Owner's Share	Owner's Share After Exemptions	Corporation's Share	Corporation's Share After Exemptions	Gross Cost
Perkins Road	\$382,500	\$294,075	\$127,500	\$215,925	\$510,000

- (b) the financing for this project **BE APPROVED** in accordance with the "Local Improvement Report" attached hereto as Appendix "A"; and,
- (c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this project.

<b>BACKGROUND</b>
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**Purpose:**

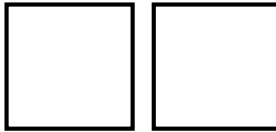
The purpose of the report is to seek approval from the Municipal Council for a local improvement project on Perkins Road which includes the design and construction of a sanitary sewer and watermain. "Local Improvement Report" (Appendix "A"), Location Map (Appendix "B") and Cost Breakdown (Appendix "C") are included for review. If Council authorizes the Civic Administration to proceed with the initiation of a local improvement for the sanitary sewer and watermain on Perkins Road, then staff will prepare the notices and circulate petitions to the abutting property owners for their consideration.

**Context:**

A series of letters, a community meeting, and an online survey have been conducted to assess the interest of the property owners to contribute towards the proposed servicing. The Director of Business Liaison was the primary point of contact to engage owners in the business decisions about servicing their properties. Three of the six property owners, or 50 percent, have indicated interest in obtaining municipal servicing through the online survey. One of the property owners failed to complete the survey. The official assessment of interest will be conducted through the local improvement process.

**Discussion:**

Perkins Road consists of six industrial properties, one of which is undeveloped. Perkins Road currently already has a storm sewer servicing each of the existing properties. Through obtaining this municipal servicing, property owners have the opportunity to build on undeveloped lands and expand on their existing properties. This helps contribute to the strategic priority of growing our economy. During the engagement of the property owners at the public meeting, it was noted that numerous properties have failing septic beds and unsafe or poor quality water. It is believed that these circumstances have supported the favourable opinion to obtain municipal servicing.



The general cost sharing of work in the Municipal right-of-way is proposed as follows:

Road, boulevards, restoration	75% Owner Cost, 25% City Cost
Curb and gutter	75% Owner Cost, 25% 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
Exemptions and reductions	100% City Cost

Additional private property work by Owners:

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. Subject to the local improvement being initiated by Council, individual letters with estimated costs will be sent to the owners. If 50 percent of the owners representing a minimum of 50 percent of the assessed value petition against the works, then the project will not proceed.

If the local improvement is successful and the designed sanitary sewer and watermain go to construction, all owners would be required to pay their share based on their effective frontage in one lump sum payment or on their taxes over a 10 year span starting in the year following construction. Effective frontage is calculated by averaging the frontage and the rear lot line. More information on effective frontage is available on the Municipal Property Assessment Corporation website. Where lots are of an irregular shape (cul-de-sac lots), effective frontage produces a more accurate representation of the utility and value of the lot compared to simply measuring the length of frontage at street line.

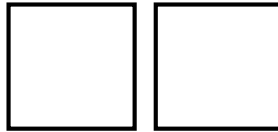
Owners must pay their Local Improvement charges – however, there is no requirement to immediately connect their water and sanitary services. Owners can arrange for and pay for their water service at the time of construction by providing a letter committing to connecting their water within 12 months. 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 obtain a building permit and pay any related costs.

**Acknowledgements:**

This report was prepared by Kevin Graham, Engineer-in-Training, with the assistance of Aaron Rozentals, P.Eng of the Water Engineering Division.

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

- Appendices:      Appendix "A" – Local Improvement Report  
                          Appendix "B" – Location Map  
                          Appendix "C" – Cost Breakdown



**APPENDIX “A”  
LOCAL IMPROVEMENT REPORT**

**SUBJECT: Perkins Road Local Improvement**

**1. INTRODUCTION**

In accordance with the provisions of *The Municipal Act*, the following report is presented for the design and construction of a sanitary sewer and watermain on **Perkins Road**.

**2. LIMITS OF WORK**

The limits of work are shown on the Location Map in “Appendix B”. Approximately 180m of watermain and 180m of sanitary sewer will be constructed in order to service 6 industrial properties. The frontages are the effective frontage in accordance with the latest assessment information. This is in accordance with the provisions of *The Municipal Act*.

**3. OWNER COST**

Sanitary sewer and watermain servicing to each of the 6 properties comes at a cost of approximately **\$604 per meter of effective frontage**.

**4. EFFECTIVE FRONTAGES**

<b>TOTAL ESTIMATED GROSS COST</b>	<b>\$510,000</b>
<b>CORPORATIONS SHARE OF THE COST</b>	<b>\$127,500</b>
<b>OWNERS SHARE OF THE COST</b>	<b>\$382,500</b>
The effective 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	0 meters
Frontage Exemptions	146.33 meters
Frontage + Flankage Exemptions	146.33 meters
<b>TOTAL EXEMPTIONS @ \$604.29/m</b>	<b>\$88,425</b>
<b>OWNERS SHARE AFTER EXEMPTIONS</b>	<b>\$294,075</b>
<b>CORPORATIONS SHARE AFTER EXEMPTIONS</b>	<b>\$215,925</b>

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### APPENDIX "B" LOCATION MAP

## Perkins Road Local Improvement

