

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON TUESDAY, JUNE 2, 2015
FROM:	JOHN BRAAM, P.ENG MANAGING DIRECTOR, ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER
SUBJECT:	LOCAL IMPROVEMENT INITIATION EASTGATE CRESCENT

RECOMMENDATION

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 Eastgate Crescent:

- (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
Eastgate Crescent	\$427,500	\$219,350	\$142,500	\$350,650	\$570,000

- (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.

BACKGROUND

Purpose:

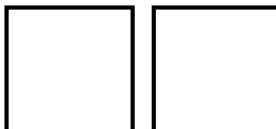
The purpose of the report is to seek approval from the Municipal Council for a Local Improvement Project on Eastgate Crescent which includes the design and construction of a sanitary sewer and watermain. "Local Improvement Report" (Appendix "A"), Location Map (Appendix "B") and Cost Breakdown (Appendix "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 Eastgate Crescent, 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 upgrading their properties. Six of the seven property owners, approximately 86 percent, have indicated interest in obtaining municipal servicing through the online survey. The official assessment of interest will be conducted through the Local Improvement process.

Discussion:

Eastgate Crescent consists of seven industrial properties, two of which are undeveloped. In order to develop these lots municipal servicing is required. As a result of this need, one property owner on Eastgate Crescent expressed interest in obtaining municipal servicing and is the reason this Local Improvement is being considered. During the engagement of Owners at the public meeting, it was noted that numerous properties have failing septic beds, unsafe or poor water quality, and surface flooding. It is believed that these circumstances have led to a favourable opinion on obtaining 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.

Responding to Business Needs:

One of the businesses within the proposed Local Improvement required water servicing as soon as possible since they required the high quality city water for a new industrial process. Given this special need, the City was flexible and came to an agreement with the owner. This has allowed the owner to connect to an alternate location, on the condition that they still participate in the local improvement. The owner was required to pay their standard Infrastructure Connection Charge now but will be credited for that amount under the local improvement. This results in a win-win for the owner and the City since the owner will get the prompt connection they want at no additional expense to the City. This is reflected as a special frontage exemption for 4070 Eastgate Crescent in the Cost Breakdown (Appendix "C"). Another special frontage exemption for 4049 Eastgate Crescent is also included in the same table. This is to account for a credit the owner has with the City from infrastructure they constructed under a 1998 development agreement.

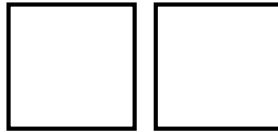
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Acknowledgements:

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

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

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



LOCAL IMPROVEMENT REPORT

SUBJECT: Eastgate Crescent 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 **Eastgate Crescent**.

2. LIMITS OF WORK

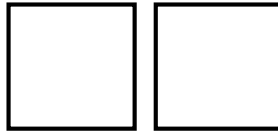
The limits of work are shown on the Location Map in “Appendix B”. Approximately 300m of watermain and 200m of sanitary sewer will be constructed in order to service 7 industrial properties. The frontages are the effective frontage in accordance with the latest assessment information. This is in accordance with the provisions of *The Municipal Act*.

3. OWNER COST

Sanitary Sewer and Watermain to provide servicing to each of the 7 properties comes at a cost to the owner of approximately **\$621.39 per meter of effective frontage**.

4. EFFECTIVE FRONTAGES

TOTAL ESTIMATED GROSS COST	\$570,000
CORPORATIONS SHARE OF THE COST	\$142,500
OWNERS SHARE OF THE COST	\$427,500
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	45.72 meters
Frontage Exemptions	289.25 meters
Frontage + Flankage Exemptions	334.97 meters
TOTAL EXEMPTIONS @ \$621.39/m	\$208,150
OWNERS SHARE AFTER EXEMPTIONS	\$219,350
CORPORATIONS SHARE AFTER EXEMPTIONS	\$350,650



LOCATION MAP

