

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON OCTOBER 22, 2019
FROM:	KELLY SCHERR, P. ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER
SUBJECT:	LOCAL IMPROVEMENT INITIATION: BLAKIE ROAD

RECOMMENDATION

That on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the design and construction of a sanitary sewer, watermain, and road extension as part of the Local Improvement Program, on initiation, for Blakie Road.

- a) the City Clerk **BE AUTHORIZED** to proceed under the provisions of the Municipal Act, 2001, O. Reg 586/06 with the publishing of the Municipal Council’s intention to undertake these works in accordance with the following estimated cost of \$2,410,000 excluding HST, to be allocated as follows:
 - Owner’s Share: \$1,810,000
 - City of London Share: \$600,000
- b) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on October 29, 2019 to undertake the work as a local improvement;
- c) the financing for this project **BE APPROVED** in accordance with the “Local Improvement Report” attached hereto as Appendix ‘A’;
- d) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this project.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- [Local Improvement Policy Review, Civic Works Committee, December 4, 2017](#)

2015-2019 STRATEGIC PLAN

This report and its recommendations support the 2015-2019 Strategic Plan under Building a Sustainable City – Responsible Growth, by planning, designing and constructing new infrastructure consistent with the Local Improvement Program.

BACKGROUND

Purpose

The purpose of this report is to seek Council approval to initiate a Local Improvement Project which includes the design and construction of a sanitary sewer, watermain, and road extension on Blakie Road to fill the existing gap across two undeveloped lots.

Context

This Local Improvement will be undertaken as a property owner-led Local Improvement in conformance with the City's Local Improvement Policy. The proposed works as part of the Local Improvement will provide servicing to 37 hectares of industrial development lands and allow approximately 38 hectares of industrial lands to abandon their existing private sanitary septic systems.

DISCUSSION

The portion of Blakie Road from Meadowbrook Drive to Breck Avenue is fronted by thirteen light industrial properties. Eight of these properties (including the large Meadowbrook Business Campus) are currently serviced by private septic systems. The remaining five properties are currently vacant as development opportunities are constrained by the lack of municipal services. As a result of this need, a property owner that owns a large portion of the lands on Blakie Road is seeking municipal servicing and has chosen to pursue a Local Improvement. Consistent with the City's Local Improvement Policy, Local Improvements are led by the property owner who must gather signatures for a petition in order to determine if the works will proceed. To date, this property owner has secured a petition that includes the signatures of owners that represent 69% of the lots representing 84% of the property values. A Local Improvement can be triggered by a petition that includes the signatures of owners that represent at least 2/3rd (66.6%) of the lots representing 50% of the property values. This petition has been reviewed by the City Clerk and has been determined to be sufficient and in accordance with Ontario Regulation 586/06: Local Improvement Charges – Priority Lien Status.

As shown in Appendix 'B' (Location Map), there is currently a gap in Blakie Road across two undeveloped parcels. The City has had constructive conversations with the property owners where this gap exists and they have transferred the lands required to construct the right-of-way to the City in order for a sanitary sewer, watermain, and road to be constructed.

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

Item	Owner Cost	City Cost
Roads, Boulevards, Restoration	75%	25%
Curb and Gutter	75%	25%
Watermain	75%	25%
Sanitary Sewer	75%	25%
Water Service to Property Line	100%	0%
Private Drain Connection (PDC) to property line	100%	0%
Exemptions and Reductions	0%	100%

Additional private property work by Owners:

Item	Owner Cost	City Cost
Water and Sanitary connections on Private Property	100%	0%
Internal Plumbing, Decommissioning Well	100%	0%

If Council approves the attached Local Improvement By-Law (Appendix "C"), the City will continue with the detailed design of the works, and following construction, all owners would be required to pay their share based on the frontage of their property in one lump

sum payment or on their taxes over a ten year period beginning in the year following construction. Construction is scheduled to take place in 2020, with payment of the works to be begin in 2021.

Each property owner must pay their Local Improvement Charge, however, there is no requirement to immediately connect their water and sanitary services. Owners can arrange 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 within 12 months, then the City will not build the water service to avoid stagnant water which leads to water quality concerns. All sewer connections will be installed and left capped on the property owner's side of the sidewalk for future connection by property owners. When the owners wish to connect to either sewer or water, they will be required to obtain a building permit and pay any related costs.

CONCLUSIONS

The proposed work will provide municipal water and sanitary sewers to the existing and future light industrial properties in the Blakie Road area. In addition, the proposed work will include closing the gap in Blakie Road and connecting the two existing right-of-ways providing a through road. It is recommended that Municipal Council approve the by-law attached to this report and allow the work to proceed as a Local Improvement.

SUBMITTED BY:	REVIEWED & CONCURRED BY:
TOM COPELAND, P. ENG. DIVISION MANAGER SEWER ENGINEERING DIVISION	SCOTT MATHERS, MPA, P. ENG. DIRECTOR WATER & WASTEWATER
RECOMMENDED BY:	
KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR ENVIRONMENTAL & ENGINEERING SERVICES AND CITY ENGINEER	

Attached: Appendix 'A' – Local Improvement Report
 Appendix 'B' – Location Map
 Appendix 'C' – Local Improvement By-Law