

Proposal

Purpose

To extend central water Service into the Fall River Village

Design and Construction

Sole sourced to Halifax Water for technical lead, design, and construction

Amendments to Regional Subdivision By-law

Expansion of the Water Service Area

Local Improvement Charge By-law L-137

Allocate municipal costs to property owners

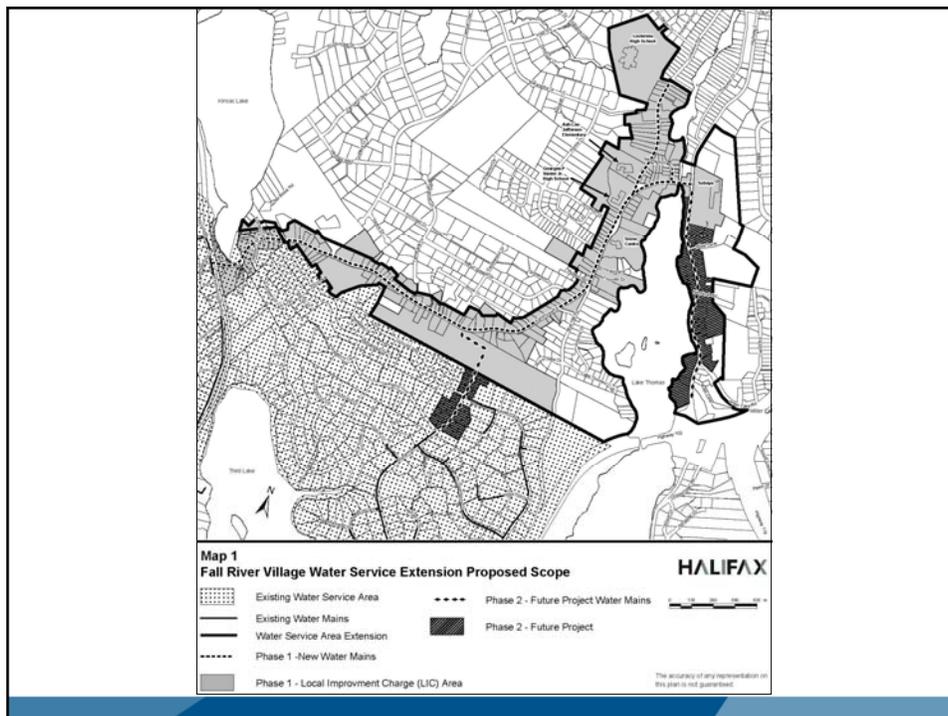
Revised Project Scope

Phase 1 – Current project

- Fall River Road, McPherson Road and Lockview Road to Lockview High School
- Approved Federal and Provincial Funding
- Included in Water Service Area

Phase 2 – Potential future project

- Ingram Drive and Highway #2
- Continuing to pursue funding
- Included in Water Service Area



Background

- **June 2016** – Federal infrastructure program application
- **August 2016** – Federal funding announced at 75% of total project cost of \$7.9m (50% federal, 25% provincial)
- **November 2016** – Council approves moving forward to project design and consultation
- **February 2017** – Public Meeting and Survey
- **April 2017** – First Reading to Subdivision By-law amendments
- **May 2017** – Lowest tender bid \$3.65 million above the approved budget
- **July 2017** – Council approves reduced project scope, gives first Reading to revised LIC By-law

Project Description

- Total project cost of ~\$8.6 million
 - Federal/Provincial funding ~\$5.9 million(69%)
 - LIC portion approx. ~\$2.7 million
- System designed for domestic and fire flow
- Water mains (8" to 16") and hydrants
- Lateral pipes from water main to each property
- Road resurfacing
- Future expansion possible



Local Improvement Charge (LIC)

- **\$11,500 (approx.)**
 - Residential property (1-3 units, vacant land)
 - Small commercial or mixed use
- **\$1.75 per m² of land and \$190 per m of frontage**
 - Large properties (commercial, multi-unit residential)
- **Adjacent Properties**
 - Small adjacent properties (with same owner) can be treated as one property, with one service
- **Final charges calculated at end of project**

Public Consultation

- Public Meeting and Survey
- Survey results support project (original cost estimates)
- Interest in future expansions
- Questions about government owned properties
- Residents notified by mail of revised project scope

Review

- Proposal supports Community Plan goals for a vibrant, sustainable, walkable Fall River Centre
- Consistent with Regional Plan policies concerning central water service extensions
- LIC reflects varied property sizes/uses
- Federal and Provincial infrastructure funding significantly reduces costs to property owners

Estimated Construction Timeline

(if approved):

- **Summer 2017** – Complete design and hire contractor
- **Fall 2017 to Summer 2018** – Water system construction
- **Fall 2018** – Property owners can connect to system
- **2018 or 2019** – LIC billing to property owners



Recommendation

That Halifax Regional Council:

1. Approve amendments to the Regional Subdivision By-law to extend the Water Service Area in Fall River, as set out in Attachment B of the staff report dated March 10, 2017;
2. Adopt By-law L-137, respecting an amendment of By-law L-100, the Local Improvement By-law, as provided in Attachment 2 of the supplementary staff report dated July 6, 2017, to set the charges for the installation of water servicing in Fall River and adjoining lots along Fall River Road to the Fall River Village Centre, Lockview Road to the Lockview School access, and McPherson Road;
3. Direct the Chief Administrative Officer (CAO) to negotiate a Contribution Agreement with Halifax Water for the transfer of the required project funds and to return to Council with the resulting Contribution Agreement for approval; and
4. Direct the Chief Administrative Officer (CAO) to apply for funding for federal/provincial funding respecting the expansion of water services in Fall River, including the addition of services along Highway #2, from near Fall River Road to the Highway 102 Overpass, and connect the existing system at Ingram Drive to Fall River Road.