
TO: GENERAL COMMITTEE

SUBJECT: PROVISION OF SANITARY AND WATER SERVICING,
MAPLEVIEW DRIVE EAST (HURONIA ROAD TO WELHAM ROAD)

**PREPARED BY AND
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SUBMITTED BY: R. W. MCARTHUR, P. Eng.
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**GENERAL MANAGER
APPROVAL:** R. J. FORWARD, MBA, M.Sc., P. Eng.
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE *R. J. Forward*

**CHIEF ADMINISTRATIVE
OFFICER APPROVAL:** JON M. BABULIC
CHIEF ADMINISTRATIVE OFFICER *Jon M. Babulic*

RECOMMENDED MOTION

1. That a By-Law be prepared to authorize the recovery of capital costs for the installation of watermain and sanitary servicing on Mapleview Drive East, between and Huronia Road and Welham Road through the collection of a per metre frontage charge plus lateral costs for benefiting properties abutting the proposed new sections of watermain and sanitary sewer, as provided under Section 326 of the Municipal Act, with the option of payment of the watermain and sanitary sewer charges over a 10 year period with interest per applicable policies.
2. That the property owner's share of the project costs in the amount of \$57,900 be financed internally using the ten year Canada Savings Bond rate as at the time of billing as the interest rate.

PURPOSE & BACKGROUND

3. A Class Environmental Assessment (EA) was completed in August, 2007 for Mapleview Drive East (from Bayview Drive to Yonge Street). The recommendation was to proceed with road widenings in phases. Phase 1, Bayview Drive to Welham Road, has been completed. Phase 2, Welham Road to Huronia Road, is to be widened and services installed in 2011.
4. There are no sanitary sewers on Mapleview Drive East between Huronia Road and Welham Road as shown in the sketch in Appendix 'A'. There is an existing watermain from Welham Road to the rail crossing but no watermain from the rail crossing to Huronia Road. The storm drainage is by way of roadside ditch, and there are no sidewalks. The existing roadbed needs replacement and is to be widened to 6 lanes.

ANALYSIS

5. Staff are proceeding with the reconstruction of Mapleview Drive East, from Bayview Drive to Yonge Street, in phases. The Engineering Drawings for the Huronia Road to Welham Road phase are being finalized and tendering is expected in March, 2011. The sanitary sewer and watermain extension would be constructed under the authority of Section 326 of the Municipal Act, and therefore, by-laws will be required.

6. There are four (4) properties in the area where new water and sanitary servicing will be installed. The commercial property, south west corner of Maplevue Drive East and Huronia Road, is already serviced with water and sanitary sewer. Of the three other properties two are currently owned by the City of Barrie, but as they are planned to be resold after the construction is complete they are treated as Private Owners. Section 326 charges would be recovered in the sale price of these parcels of land. The remaining property owner, vacant land on the northwest corner of Maplevue Drive East and Huronia Road, has been advised of the proposed Section 326 charges during the negotiations to purchase a road widening.
7. A letter will be distributed the week of February 28, 2011 to affected property owners advising of the cost estimates that will be applied to the properties and the payment options available.
8. The frontage costs are presently based on estimated construction costs. Based on Engineering Department estimates for construction unit rates the sanitary frontage rate is estimated as \$350.00 per metre, and lateral costs are estimated at \$1,400.00 each. The water frontage rate is estimated as \$200.00 per metre and the water service costs are estimated at \$1,400 for a standard size, 19mm service. Once tenders have been opened the charges will be recalculated, and the property owners advised in advance of the award of the tender by Council in April 2011.
9. Sanitary sewer costs would not be assessed until a sufficient sewer outlet was available which will occur in the next phase of the Maplevue Drive reconstruction presently planned for 2013.

ENVIRONMENTAL MATTERS

10. The following environmental matters have been considered in the development of the recommendation:
 - a) Provision of sanitary sewer will allow existing septic systems to be decommissioned eliminating potential pollution sources for ground and surface water
 - b) Sedimentation and erosion control measures will be implemented during construction of the sanitary sewer, watermain and road works.

ALTERNATIVES

11. There are two Alternatives available for consideration by General Committee:

Alternative #1

General Committee could elect not to include the option of payment for sanitary costs over ten years with the addition of interest charges.

This alternative is not recommended as it provides property owners with an opportunity to spread their share of the cost over a period of 10 years rather than having to pay it in one lump sum.

Alternative #2

General Committee could elect to not assess watermain and sanitary sewer charges to private property owners under Section 326 of the Municipal Act.

This Alternative is not recommended as existing unserved property owners have historically paid for servicing through Section 326 and the opportunity to recover costs from benefitting property owners under Section 326 for projects of this nature, helps the City to reduce the cost of these Capital Works.

FINANCIAL

12. The following table summarizes the current estimated project costs and shows how they are shared between the local Property Owners and the Corporation.

ITEM	DESCRIPTION	PROJECT COST	COST SHARING	
			PRIVATE PROPERTY OWNER COST	CORPORATION COST
1.	Sanitary Sewer Servicing	\$191,345.76	\$35,700.00	\$155,645.76
2.	Water Servicing	\$197,715.65	\$22,200.00	\$175,515.65

Note: The private property owner cost share is low as there are only three benefitting property owners and, per City policy, the maximum chargeable frontage is 30m. per property.

13. The City has historically issued debt to finance the property owner's share of Section 326 projects, however, given the relatively low value, it is recommended that the City internally finance the \$57,900. The ten year Canada Savings Bond rate as of the time of billing will be utilized as the interest rate.

LINKAGE TO COUNCIL STRATEGIC PRIORITIES

14. The 2010-2014 Council's Strategic Priorities have not been finalized as of the time of writing of this report.

APPENDIX 'A'

LEGEND	
	EX. WATERMAIN
	PROP. WATERMAIN
	FUT. WATERMAIN
	PROP. SANITARY SEWER
	FUT. SANITARY SEWER

