Report - Standing Policy Committee on Public Works - July 8, 2003

Item No. 4 Proposed Fairfield Park Local Improvement District (L.I.D.)
File SL-1

STANDING COMMITTEE RECOMMENDATION:

On July 16, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Public Works, and submits the following to Council:

1. That the Proposal for the Fairfield Park Local Improvement District be approved thereby establishing the Fairfield Park Local Improvement District, authorizing the undertaking of the said local improvements, approving the estimated cost and approving the method of imposing local improvement taxes.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the foregoing and submit same directly to Council.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing.

Report - Standing Policy Committee on Public Works - July 8, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 16, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Public Works and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 8, 2003, the Standing Policy Committee on Public Works concurred in the recommendation of the Riel Community Committee and submitted the matter to Executive Policy Committee and Council.

On July 3, 2003, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee namely:

1. That the City-owned lands within the Fairfield Park Local Improvement District on the north side of Fairfield Avenue between Barnes Street and Shore Street be declared surplus to parks and recreation purposes,

and submitted the matter to Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2003, the Riel Community Committee concurred in the administrative recommendation and recommended to the Standing Policy Committee on Public Works:

1. That the Proposal for the Fairfield Park Local Improvement District be approved thereby establishing the Fairfield Park Local Improvement District, authorizing the undertaking of the said local improvements, approving the estimated cost and approving the method of imposing local improvement taxes.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the foregoing and submit same directly to Council.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing.

Report - Standing Policy Committee on Public Works - July 8, 2003

DECISION MAKING HISTORY (continued):

Further, on June 23, 2003, the Riel Community Committee concurred in the administrative recommendation and recommended to the Standing Policy Committee on Property and Development:

1. That Council declare as surplus to parks and recreation purposes, those City-owned lands on the north side of Fairfield Avenue between Barnes Street and Shore Street, for disposal as provided for under Clause 262(1) of The City of Winnipeg Charter, which requires approval by vote of 2/3 of all members of Council as per Clause 205(2) of that same Charter.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing.

PUBLIC HEARING SUMMARY

File:	SL-1
Before:	Riel Community Committee Councillor Angus, Chairperson Councillor Steeves Councillor Vandal
Public Hearing:	June 23, 2003 Southlands Community Church, 85 Keslar Road
File No.	SL-1
Affected Properties:	The benefiting properties are all of the properties within the Fairfield Park Local Improvement District and generally described as the lands fronting on both sides of Comdale Avenue, Fairfield Avenue, Colby Avenue, Raphael Street, Shore Street from the south end to approximately 40 metres north of Lee Boulevard and Lee Boulevard from Shore Street to Barnes Street and on the south side only of Lee Boulevard from Barnes Street to approximately 150 metres west of Raphael Street.
Proposed Local Improvement:	The project involves the staged installation of a full range of services for the Fairfield Park Local Improvement District including property acquisition, rezoning applications, the construction and installation of a land drainage retention pond, land drainage sewers, wastewater sewers, watermains, concrete pavements, certain boulevard soddings and concrete sidewalks, walkways and underground hydro and telephone services and all other requirements and costs needed to complete the project.
Estimated Cost:	The works are estimated to cost $9,300,000.00, of which $7,000,000.00 would be subject to levy as local improvement taxes.
Method and Rate of Taxation:	It is proposed that the local improvement taxes will be imposed by five (5) separate levies. There will be one levy for the regional land drainage works that will be based on the area of land in the Local Improvement District and the

estimated rate for that levy is $0.50 per square foot. The remaining local improvements will be done in four Stages with the levies based on the frontage of land in the Local Improvement District and the estimated rates for those levies are $124.93 per frontage foot, $94.78 per frontage foot, $127.09 per frontage foot and $91.91 per frontage foot, respectively. All five levies will be imposed on all properties within the Fairfield Park Local Improvement District and could be paid as cash or financed over 25 years.

Exhibits Filed:

1. Report from the Land Development Administrator dated June 11, 2003

REPRESENTATIONS:

In Support:

Dennis and Susan Flood
Joan and John Green
Tino Del Grosso
Barrie Houston/Leslie Fanning
Ivan Kucas
Marina Matheson
Isaac and Elizabeth McNeilly
Gary Romijn
Walter Regush
Alexander and Elizabeth Ritchie
Henry and Marlene Schmidt
L. Sielkie
Mildred and Duncan Smith
Peter and Lois Toderash
Renato and Angela Valeri
Steve Vincze
Fred Westphal

In Opposition:

Randy Baraniuk
Jack Hutchison
Mr. and Mrs. Alex Kraubner
Jeff and Julie Moore
Christine Pauley
Albert Sawatzky
Neil Van Schie

Laura Warnez
For Information:

Patrick Armstrong
Elmer Bartel
Rowland and Margaret Del Bigio
Laura Calder
Anna Duerksen
Robert Dyment
Pieter Farenhorst
Rene Frey
Scott Harnish
Peter D. Loly
Charlene McCausland
Frances Mitchell
Marci Medock
T. Mutter
Edna Robertson
Ed Slyker
Jack and Corinne Sorenson
Eric and Joanne Thompson

Re: **Fairfield Park Local Improvement District**

For submission to: **District Proposal Committee**

Original report signed by: **Land Development Administrator**

Report date: June 11, 2003

Recommendation(s):

1. That the Proposal for the Fairfield Park Local Improvement District be approved thereby establishing the Fairfield Park Local Improvement District, authorizing the undertaking of the said local improvements, approving the estimated cost and approving the method of imposing local improvement taxes.
2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the foregoing and submit same directly to Council.
3. That the proper officers of the City be authorized to do all things necessary to implement the foregoing.
4. That Council declare as surplus to parks and recreation purposes, those City-owned lands on the north side of Fairfield Avenue between Barnes Street and Shore Street, for disposal as provided for under Clause 262(1) of The City of Winnipeg Charter, which requires approval by vote of 2/3 of all members of Council as per Clause 205(2) of that same Act.

REASON FOR THE REPORT:

Under Section 427 of The City of Winnipeg Charter, a local improvement district proposal, "must be referred to a committee of council to conduct a hearing and provide a report with recommendations to council in respect of the proposal".

HISTORY:

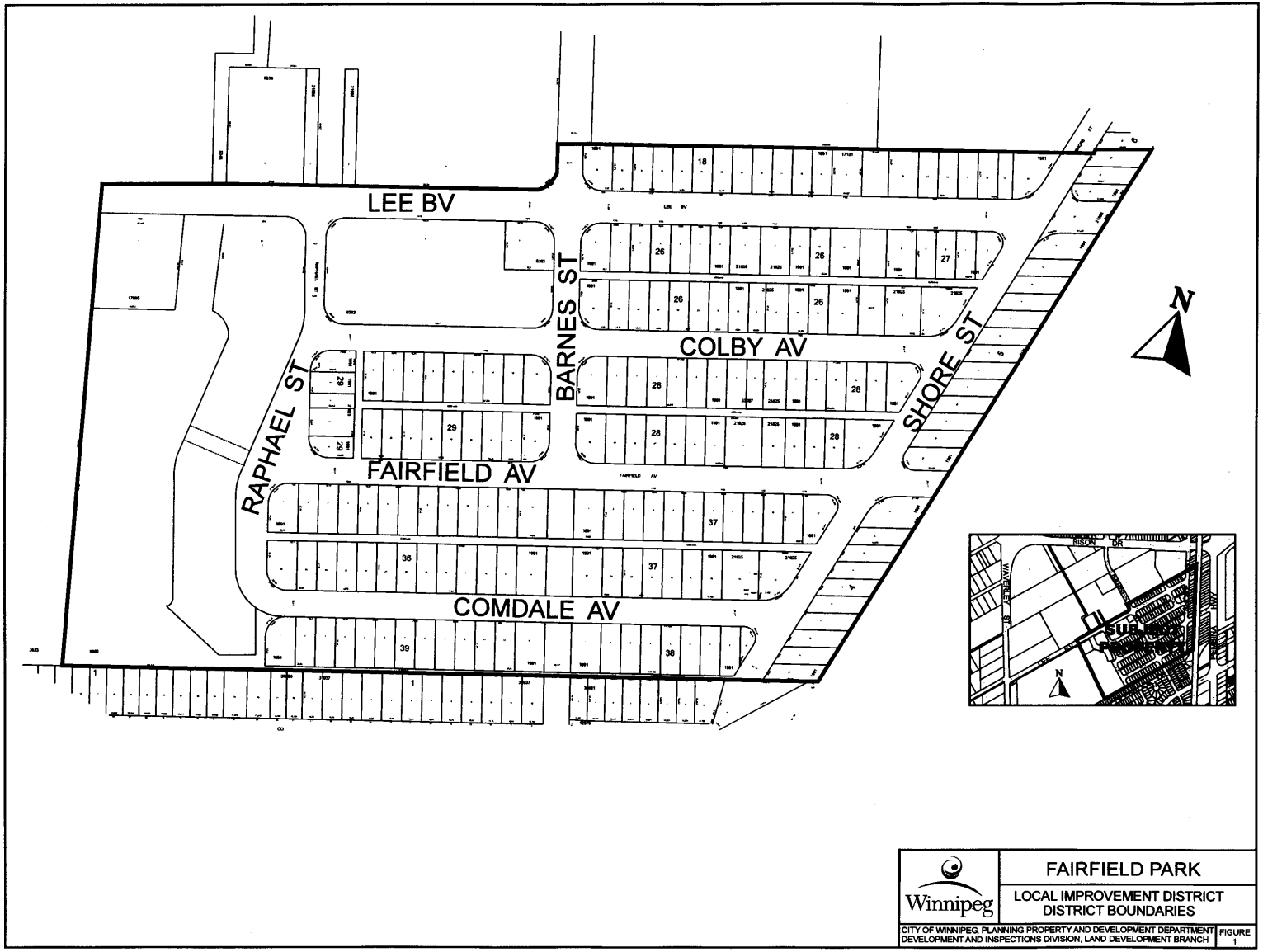
- *The issue of servicing for the Fairfield Park area has been under review and discussion since the late 1970's.*
- *In 1987, "traditional" local improvements were successfully advertised to install a full range of services but did not proceed because of a large shortfall in the cost recoveries.*
- *In November, 1996, amendments to the City of Winnipeg Act provided for the establishment of Local Improvement Districts to allow full recovery of servicing costs.*
- *In February, 1997, City Council enacted a Procedural By-law for Local Improvements Districts (By-law No. 6990/97).*
- *On December 15, 1999, City Council adopted the proposal for the Fairfield Park Local Improvement District and subsequently enacted the LID Initiation By-law. Funding was approved to proceed with the engineering drawings, cost estimates and land negotiations to finalize an LID proposal.*
- *Schedule A outlines the LID Process and what steps for the Fairfield LID have been completed and what still remains to be done.*

DISCUSSION:

Introduction

The Fairfield Park Local Improvement District Proposal outlined in this report is based on previous Committee and Council approvals, owner interviews, discussions with owners at public meetings, Consultant reports and directions from the Executive of the Fairfield Park Owners Group. The Local Improvement District (LID) covers the area as shown on FIGURE 1.

In summary, the proposal is for the installation of a full range of services. This includes a land drainage retention pond with connecting trunk sewers and inlet and outlet structures, land drainage sewers, catchbasins and swale systems, wastewater sewers, watermains, ornamental street lighting, sidewalks and walkways, sodding and tree planting of flankage boulevards and underground hydro and telephone distribution systems including the removal of the existing overhead service. Besides the cost of the actual installation of all the services, the LID project also includes the costs for all engineering studies, reports, designs and construction supervision, land acquisition for the pond and miscellaneous easements, survey costs and application costs for the rezoning of the LID. A more detailed description of the project is contained in SCHEDULE B attached to this report.



Winnipeg

FAIRFIELD PARK

LOCAL IMPROVEMENT DISTRICT DISTRICT BOUNDARIES

CITY OF WINNIPEG, PLANNING PROPERTY AND DEVELOPMENT DEPARTMENT
DEVELOPMENT AND INSPECTIONS DIVISION, LAND DEVELOPMENT BRANCH

FIGURE 1

The Owners should be aware that there are costs and items **not** included in the LID. In addition to the local improvement levies that will be imposed on each holding to cover the LID costs, each owner will be responsible to arrange and to pay separately for the following:

- water and sewer lot line connections from the mains to the property line and beyond
- concrete driveway
- sodding of frontage boulevard
- costs to connect existing house sewer and water systems to the new mains
- any costs for the connection of existing house hydro and telephone to the new underground facilities
- application, approval and survey costs to subdivide existing private property holdings if required

Servicing Proposal

At one point during the process of generating this proposal, the Consultant had been requested to investigate two alternative layout proposals known at the time as Proposal "A" and Proposal "B". Proposal "A" was generally a "status quo" layout that left all streets and properties as they are now with the exception of an alignment adjustment for Raphael to remove the jog at Colby and the disconnection of Raphael from Lee Boulevard. Proposal "B" was categorized as a more contemporary layout. Although it was acknowledged that the fragmented ownership would prevent a total redesign of the street pattern for the district, Proposal "B" adjusted all of the right-of-way widths to current standards, eliminated the rear lanes, changed Colby from a through street to a series of cul-de-sacs and eliminated the road connection to Richmond West. All of these modifications also required that virtually every property would be reconfigured, some minimally but others significantly. A vote was taken on the proposals and there was insufficient participation from the owners to allow Proposal "B" to be implemented.

However the discussions at the public meetings dealing with the proposals showed support for certain changes to Proposal "A". The owners indicated a preference to have the Barnes road connection to Richmond West eliminated. Therefore that was added to Proposal "A" which in turn required that the Raphael connection to Lee be reinstated in order to provide the necessary dual access to all portions of the district for emergency vehicles.

Therefore the final street configuration that has been used for this proposal is a bit of a hybrid of "A" and "B". It is shown on FIGURE 1.

Staging

The consultant study that was carried out for the Fairfield Park Local Improvement District provided information on more then just the "servicing" issues. The Consultant also provided advice with respect to marketing issues for the serviced lots that will be the result of the project. They pointed out that staging of the district servicing would bring the lots onto the market gradually rather then all at once which may have a positive impact on their value. For this reason the Executive of the Fairfield Park Owners group requested that this proposal include

staged servicing, with further discussions zeroing in on "four" as being the optimal number of stages to consider.

With that in mind, the administration reviewed the servicing requirements to determine if there was a "natural staging" sequence that would be dictated by the location of the existing services and the works that have to be installed. This turned out to be the case.

It was determined that generally the servicing must take place in a "counter-clockwise" progression stating in the northwest corner of the District. The retention pond must be in the first stage in order to establish the regional land drainage. There are existing land drainage sewers in Fairfield and wastewater sewer in Barnes with water available at Barnes and Lee. By analyzing all of these considerations and attempting to service approximately ¼ of the total area lots with each stage of servicing, the four stages were determined as shown on FIGURE 2.

Project Costs and Levies

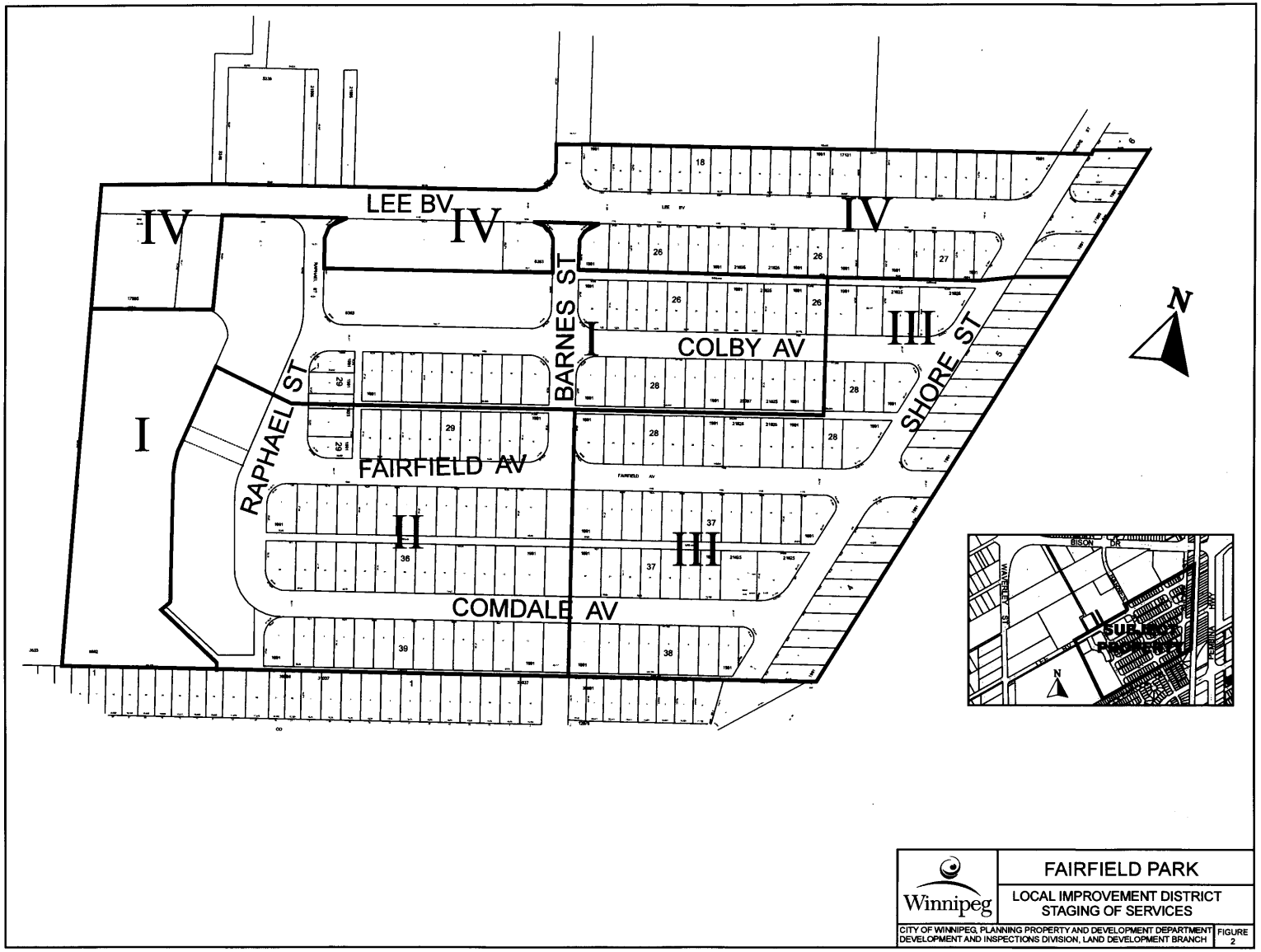
The total cost to complete the project has been estimated to be $9.3 million, of which $6.96 million would be assessed against the properties within the Fairfield Park local improvement district. This estimate is based on the works being done in four stages with the first stage initiated in 2004. The projected cost is adjusted to account for inflation over the construction period. The costs have been broken down as to District and City responsibility and by stage in TABLE 1.

TABLE 1

PROJECT COSTS			
Stage	Total Cost	City Cost	District Cost
Pond	$2,540,000	$1,690,000	$850,000
I	$1,930,000	$190,000	$1,740,000
II	$1,320,000	-	$1,320,000
III	$1,770,000	-	$1,770,000
IV	$1,740,000	$460,000	$1,280,000
Totals	$9,300,000	$2,340,000	$6,960,000

The amounts identified as "City Cost" represent the portion of the project costs that won't be assessed against the District but that the City will endeavour to collect from benefiting properties outside of the District through future development approvals.

The amounts identified in TABLE 1 as "District Cost" would be levied against the properties within the District. The estimated levies for the pond and each of the stages are outlined in TABLE 2. As the notes indicate the total levy rates are based on the estimated assessable area and frontage feet within the district and the annual levies are based on a twenty-five year amortization period.



Winnipeg	FAIRFIELD PARK
	LOCAL IMPROVEMENT DISTRICT STAGING OF SERVICES
CITY OF WINNIPEG, PLANNING PROPERTY AND DEVELOPMENT DEPARTMENT DEVELOPMENT AND INSPECTIONS DIVISION, LAND DEVELOPMENT BRANCH	FIGURE 2

TABLE 2

DISTRICT LEVY RATES			
Stage	District Cost	Total Levy Rate*	Annual Levy Rate**
Pond	$850,000	$0.50/sq. ft.	$0.05/sq. ft.
I	$1,740,000	$124.93/fr.ft.	$11.86/fr. ft.
II	$1,320,000	$94.78/fr. ft.	$8.99/fr. ft.
III	$1,770,000	$127.09/ft. ft.	$12.06/fr. ft.
IV	$1,280,000	$91.91/ft. ft.	$8.72/fr. ft.

* Based on total assessable area of 1,699,587.9 sq. ft. and total assessable frontage of 13,927.4 fr. ft.

** Based on equal distribution over 25 years

This local improvement district proposal calls for the services to be installed over four years and to have separate levies for the cost of the pond and the cost for each of the four stages. All properties within the district will be assessed all five levies, although properties in the latter stages will have their levies for earlier stages deferred until after the services are installed in their own stage. The timing of the construction and the subsequent levies is laid out in TABLE 3.

TABLE 3

SCHEDULE FOR ASSESSMENT OF LEVIES					
		Initiation of Levies for Properties In			
Year	Construction	Stage I	Stage II	Stage III	Stage IV
1	Pond & Stage I Services	-	-	-	-
2	Stage II Services	Pond & Stage I	-	-	-
3	Stage III Services	Plus Stage II	Pond & Stage 1 & II	-	-
4	Stage IV Services	Plus Stage III	Plus Stage III	Pond & Stage I, Stage II & Stage III	-
5	-	Plus Stage IV	Plus Stage IV	Plus Stage IV	Pond, Stage 1, Stage II, Stage III & Stage IV

Variation in Amortization Periods

The estimated annual levies in TABLE 2 were calculated based on an amortization period of 25 years and equal annual levies throughout the period. The Committee may wish to recommend a different length of period and possibly varied rates during the period.

Varying the amortization period length will impact on the annual rate and on what the total cost would be by the end of the amortization period. There is also a difference in the interest rate that the City uses for the different lengths of period. A shorter length would result in higher annual rates but a lesser total cost. TABLE 4 outlines what the annual levy rates would be for varying amortization periods.

TABLE 4

VARIABLE AMORTIZATION PERIODS							
		Annual Levy for Variable Amortization					
Stage	Total Levy	**5 Years**	10 Years	15 Years	20 Years	25 Years	30 Years
Pond	$0.50/sq.ft.	$0.12/sq.ft.	$0.07/sq.ft.	$0.06/sq.ft.	$0.05/sq.ft.	$0.05/sq.ft.	$0.05/sq.ft.
1	$124.93/fr.ft.	$30.15/fr.ft.	$18.29/fr.ft.	$14.24/fr.ft.	$12.87/fr.ft.	$11.86/fr.ft.	$11.26/fr.ft.
2	$94.78/fr.ft.	$22.87/fr.ft.	$13.87/fr.ft.	$10.81/fr.ft.	$9.76/fr.ft.	$8.99/fr.ft.	$8.54/ft.ft.
3	$127.09/fr.ft.	$30.67/fr.ft.	$18.60/fr.ft.	$14.49/fr.ft.	$13.09/fr.ft.	$12.06/fr.ft.	$11.45/fr.ft.
4	$91.91/fr.ft.	$22.18/fr.ft.	$13.45/fr.ft.	$10.48/fr.ft.	$9.47/fr.ft.	$8.72/fr.ft.	$8.28/fr.ft.
City interest rate (including 1% Administration Fee)		6.6%	7.60%	7.60%	8.15%	8.15%	8.15%

From the amounts in TABLE 4, the total assessment can be determined for each amortization period. For the comparison an average lot size of 50 feet x 123 feet was used. The difference in the total assessments is shown in TABLE 5.

TABLE 5

COMPARISON OF TOTAL ASSESSMENT **For Various Amortization Periods** **For 50' x 123' typical lot**							
		Total assessment for various amortization periods					
Stage	Commuted Cost	**5 Years**	10 Years	15 Years	20 Years	25 Years	30 Years
Pond	$3075	$3690	$4305	$5535	$6150	$7688	$9225
1	$6247	$7538	$9145	$10,680	$12,870	$14,825	$16,890
2	$4739	$5718	$6935	$8108	$9760	$11,238	$12,810
3	$6355	$7668	$9300	$10,868	$13,090	$15,075	$17,175
4	$4596	$5545	$6725	$7860	$9470	$10,900	$12,420
Total	$25,012	$30,159	$36,410	$43,051	$51,340	$59,726	$68,520

Variations in the Annual Levy Rates

Another variation for the levies that the Committee may want to consider would be a variable levy rate throughout the amortization period. This is a way that could defer some of the amount to be paid to later years in the period by making lower annual levies for the initial years and higher ones for the later years. This would involve payment of more interest since the principal

would not be decreased as quickly. It would be very complex to lay out variations in annual rates for each of the five levies and for all of the various amortization periods. However by using just one of the levies and a single amortization period, the impact of adjusting the annual rates can be seen. In this case the levy used is that for Stage III over a twenty-five year amortization period.

In TABLE 6 four scenarios are compared using the levy for Stage III over a twenty-five year amortization period as follows:

Scenario 1: Years 1 – 25 equal annual levy rates
Scenario 2: Years 1 – 5 "interest only" payments
Years 6 – 25 adjusted equal annual levy rates
Scenario 3: Years 1 – 10 "interest only" payments
Years 11 – 25 adjusted equal annual levy rates
Scenario 4: Years 1 – 15 "interest only" payments
Years 16 – 25 adjusted equal annual levy rates

TABLE 6

VARIABLE ANNUAL LEVY RATES FOR STAGE III OVER 25 YEARS				
	Payment rates per fr. ft.			
Years	Scenario 1	Scenario 2	Scenario 3	Scenario 4
1 – 5	$12.06	$10.36	$10.36	$10.36
6 – 10	$12.06	$13.09	$10.36	$10.36
11 – 15	$12.06	$13.09	$14.99	$10.36
16 – 20	$12.06	$13.09	$14.99	$19.07
21 – 24	$12.06	$13.09	$14.99	$19.07
25	$12.06	$13.15	$14.89	$19.09
Total Levy/fr. ft.	$301.53	$313.66	$328.35	$346.12
Total Cost for typical 50' x 123' lot	$15,077	$15,683	$16,418	$17,306

From TABLE 6 the information for Stage III can be extrapolated for all the levies to determine what impact a variable annual rate may have on the totals for the project levies. TABLE 7 summarizes the total costs for the 25 year amortized period for a typical 50 ft. x 123 ft. lot with the different scenarios of variable annual levy rates. The initial commuted cost is provided for comparison.

TABLE 7

TOTAL COSTS FOR VARIABLE ANNUAL LEVY RATE			
	Stage III	Total Project Cost	% Increase
Commuted Cost	$6355	$25,012	
Scenario 1	$15,075	$59,726	-
Scenario 2	$15,683	$62,135	4.03%
Scenario 3	$16,418	$65,047	8.91%
Scenario 4	$17,306	$68,565	14.80%

From TABLE 7 it can be seen that by deferring payment of the principal for the levy, initial annual payments would be reduced, but the total cost over the amortization period would increase compared to the equal payments demonstrated by Scenario 1.

Funding Requirements

The total estimated project cost is $9,300,000. TABLE 8 provides a breakdown identifying what portion of the costs have been previously funded, prepaid by earlier development (prepaid TSR),to be funded from another source (watermain renewal) or required to be new funding.

TABLE 8

BUDGET REQUIREMENTS								
Stage	Total Cost	Included in Previous Budget	Watermain Renewal Budget	Prepaid TSR (Superstore)	Required Budget Funds			
					Year 1	Year 2	Year 3	Year 4
Pond	$2,540,000	$190,000		$170,000	$2,180,000			
I	$1,930,000		$40,000		$1,890,000			
II	$1,320,000					$1,320,000		
III	$1,770,000						$1,770,000	
IV	$1,740,000		$190,000					$1,550,000
Totals	$9,300,000	$190,000	$230,000	$170,000	$4,070,000	$1,320,000	$1,770,000	$1,550,000

Note: The funding requirements in TABLE 8 for the four years of construction have been adjusted for inflation assuming the construction begins in 2004 (Year 1). If the works are not initiated until a later year the funding requirements would have to be adjusted for additional inflation.

Tax Implications of the Completion of the Project

Presently, the area included within the proposed L.I.D. is only partially developed. Many of the rights-of-way are totally unserviced and most of the balance contain only gravel roadways. Currently there are approximately 25 homes existing in the area. The total municipal property tax revenue that the City collected from the lands within this L.I.D. in 1998 was only $45,500. If this project proceeds, it will be a number of years before all of the lots serviced by this local improvement will be built upon. However, when fully built out, the estimated total annual municipal taxes (assuming similar market values as adjacent developments and flat mill rate) may increase to approximately $350,000, based on a 50' wide lot configuration and would be even higher if the final lot sizes were generally 40' wide.

City Owned Lands

The City owns land within the L.I.D. Some of these lands, on the north side of Fairfield Avenue between Barnes and Shore Streets, had originally been designated for a possible neighbourhood park site. However with the establishment and development of the regional park in the adjacent Richmond West subdivision, it was determined that a park in this area would be redundant. It should be noted that if a park was to be established at the Fairfield Avenue site, the L.I.D. levy for the residents would increase to cover the cost of services fronting the park. Conversely, if this land were to become residential lots, the L.I.D. levy would decrease the overall area to be assessed would increase. This issue was discussed with the residents at one of the Riel Community Committee meetings and they confirmed that under those circumstances, the City lands should be developed as residential lots.

The City-owned lands are currently vacant. The installation of services in the L.I.D. will enable the sale and development of the City land which will bring it onto the tax rolls. For this to happen, the Real Estate Division has advised that the City lands must first be declared surplus to the City's needs. The lands could then be subdivided into approximately 21 to 26 lots depending on the final zoning in the area and the associated minimum lot width (ie. 50 ft. or 40 ft.). However the analysis of the expected sale revenues and servicing costs for the City lands indicate that the net revenues would be marginal at best and if there is a lengthy timeframe for the sale of the lots, whatever profits might have been realized would be offset by the holding costs that the City would incur.

Therefore a recommendation has been included in this report to have Council declare the lands on the north side of Fairfield as surplus to parks and recreation needs.

District Characteristics to be Finalized by District Committee

A positive recommendation from the District Committee must confirm certain characteristics for the Fairfield Park Local Improvement Districts:

- boundaries of the District
- services to be installed and the other cost items to be carried out under the project
- estimated cost of the project and the costs to be assessed
- number of stages and their configurations
- method of imposing the local improvement taxes including the number of levies, the basis of the levies, the distribution of rates over the amortization periods and the length of the amortization periods.

SCHEDULE A

LOCAL IMPROVEMENT DISTRICT (L. I. D.) PROCESS FOR FAIRFIELD PARK

Action By	Activity	Comments	Status
Administration	**Develop L. I. D. Proposal**		✓
Board of Commissioners	**Review L. I. D. Proposal**		✓
Riel Community Committee	**Review L. I. D. Proposal**	**Approval to distribute Petition For and Proposal**	✓
Administration	**Distribute Local Improvement Petition of Interest (L. I. P. I.)**		✓
Residents	**Circulate L. I. P. I.**	**Obtain minimum of 50% concurrence**	✓
Administration	**Certify L. I. P. I. and prepare L. I. D. Initiation By-law Report**		✓
Riel Community Committee	**Review L. I. D. Initiation By-law Report and make recommendation**	**Forward recommendation to Standing Committee**	✓
Standing Committees	**Review L. I. D. Initiation By-law Report**	**Forward recommendation to Council**	✓
Council	**Review L. I. D. Initiation By-law Report**	**Motion to prepare Initiation Bylaw and approve additional appropriation of $550,000**	✓
Administration	**Prepare L. I. D. Initiation Bylaw**		✓
Council	**Pass L. I. D. Initiation Bylaw**		✓

Action By	Activity	Comments	Status
District Proposal Committee & Administration & Fairfield Exec	**Refine L. I. D. Proposal (detailed layout, servicing included, staging of construction and levies, etc)**	**Using the $550,000 approved by Council**	✓
District Proposal Committee & Administration	**Conduct public hearings to review proposal and get final input from owners**	**Using the $550,000 approved by Council**	✓
District Proposal Committee & Administration	Finalize L. I. D. Proposal and make final recommendation	Forward recommendation to Standing Committees	
Standing Committees	Review L. I. D. Proposal and recommendation of District Proposal Committee	Forward recommendation to Council	
Council	Review L. I. D. Proposal and recommendation of District Proposal Committee	Motion to prepare Authorization L. I. D. Bylaw with a commitment of future capital funding if successful vote by property owners	
Administration	Authorization L. I. D. By-law prepared		
Council	First reading of Authorization L. I. D. By-law		
Administration	Advertise L. I. D. proposal, send notices of objection by registered mail, calculate results of vote and report to Council		
Council	Second and third readings of Authorization L. I. D. By-law	Assuming insufficient objections by property owners	
Administration	Initiate final land negotiations rezoning application and legal plan amendments		

Action By	**Activity**	**Comments**	**Status**
Council	Approve Capital Budget Funds, Tender Works and Award Contract(s)		
Administration	Construction Proceeds		

SCHEDULE B
FAIRFIELD PARK LOCAL IMPROVEMENTS DISTRICT PROPOSAL
SUMMARY OF SERVICES AND COSTS

The services that are to be installed as part of the Fairfield Park Local Improvement District and what costs are to be charged to the District are as follows:

1. Watermain

- *all watermains required to service the District shall be installed and charged to the District except for 50% of the costs for the watermain in Lee from Barnes to west limit of the District which would be ultimately charged to the north side of Lee which is outside of the District.*

2. Wastewater Sewer

- *all remaining wastewater sewers required to service the District shall be installed and charged to District except for 50% of the costs for the wastewater sewer in Lee from Barnes to west limit of the District which would be ultimately charged to the north side of Lee which is outside the District.*
- *no costs for oversizing previously installed sewer in Richmond West are to be charged to the District.*
- *no costs for the previously installed wastewater sewer servicing the Superstore site are to be charged to the District.*

3. Land Drainage Pond

- *purchase of land and construction of full pond and outlet to the trunk sewer through Richmond West shall be done as part of the District servicing. However only the proportionate share on an area basis is to be charged to the District, and that has been calculated to be 28%.*

4. Land Drainage Sewer

- *all remaining land drainage sewers required to service the District shall be installed and charged to the District except for 50% of the costs for the land drainage sewer in Lee from Barnes to west limit of the District which would be ultimately charged to the north side of Lee which is outside of the District.*
- *no costs for the previously installed land drainage sewers servicing the Superstore site are to be charged to the District.*

5. *Roadways*

- *all streets within the District are to have 7.5m wide x 150mm thick concrete paved roads, except Lee west of Barnes which is to be a 10.0m wide x 200mm thick concrete road with only 50% of the costs charged to the District which would be ultimately charged to the north side of Lee which is outside of the District.*
- *no frontage road on Lee Boulevard.*
- *Barnes between Fairfield and Colebrook shall have no roadway.*

6. *Hydro, MTS and Street Lights*

- *these utilities are to be installed underground with the full capital cost and cost to remove the existing overhead service chargeable to the District.*
- *any rebates from Hydro and MTS for timely connections will be collected by the City and passed on to the current owners of each lot.*

7. *Boulevards*

- *flankage boulevard sodding is to be installed and charged to the District.*
- *fronting boulevards are to be left to the owners to do following house construction.*
- *no boulevard tree planting included in District servicing. Owners to do their own boulevard tree planting.*

8. *Sidewalks*

- *south side of Lee Boulevard west of Barnes*
- *walkway in Barnes right-of-way between Fairfield and Colebrook*

9. *Lot Line Connections*

- *deferred until house construction for each owner to do his own.*
- *install "tees" in main line sewer on basis of 50 foot or 40 foot lots depending on outcome of rezoning.*

10. *Street Lighting*

- *ornamental street lighting on all streets in planned area.*

11. *Miscellaneous costs to be charged to the District*

- *all costs to process the Local Improvement District.*
- *all costs for processing and approval of rezoning application(s).*
- *survey costs for road closings and openings.*
- *all costs for preliminary, design and construction engineering.*

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Water and Waste Department
Public Works Department
Corporate Finance Department, Revenue and Local Improvement Section
Corporate Services Department, Legal Services Division

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
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