



# Hart Highlands Sanitary Sewer LAS – Phase 4 Public Meeting November 16, 2016

# Presentation Overview

- LAS Process Overview
- Costs and Project Funding
- Next Steps

# Local Area Service

A Local Area Service (LAS) Project is a neighbourhood improvement paid for by the owners of the benefiting properties, in order to provide specific engineering infrastructure.

# Local Area Service Components

A LAS is:

- Usually initiated by property owners
- Facilitated by City
- Paid for by property owners

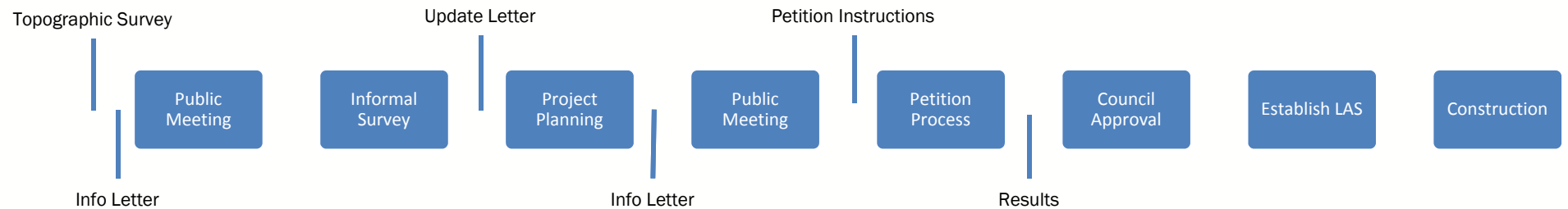
A LAS Requires:

- Approval from Property Owners
- Approval from City Council

# LAS Process

## Residents Request Service

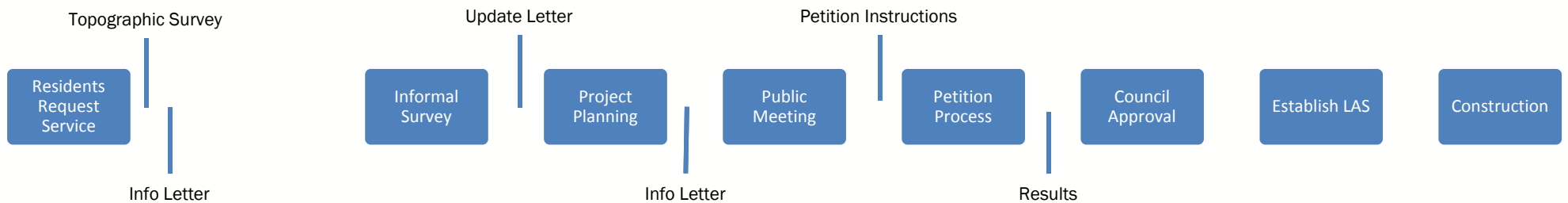
- Previous LAS project
- Expression of interest



# LAS Process

## Public Meeting

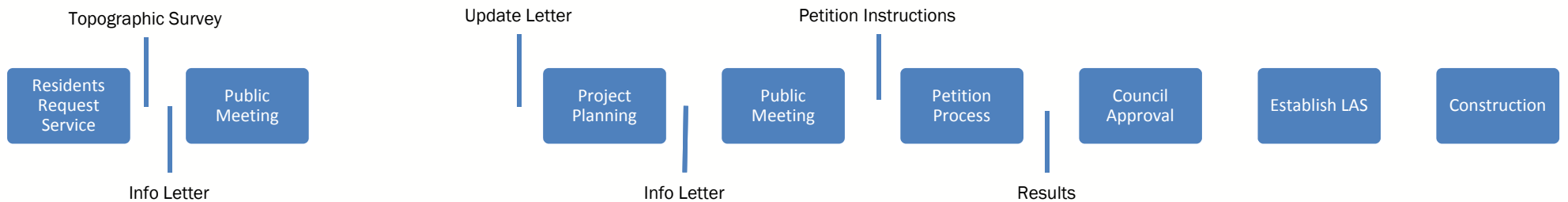
- Today
- Provide information
- Collect feedback



# LAS Process

## Informal Survey

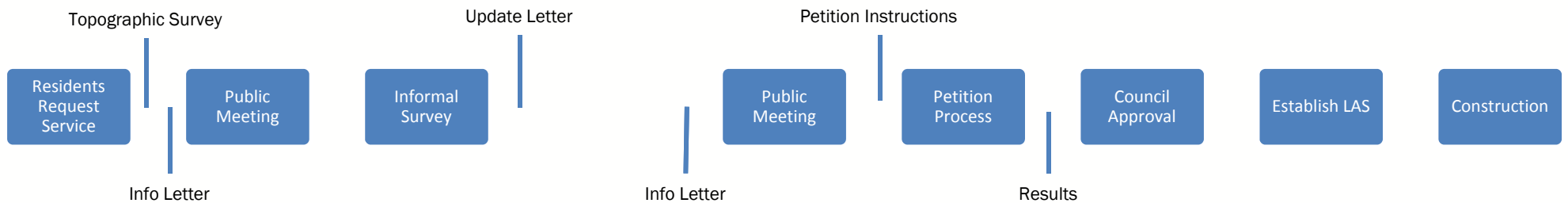
- Establish interest level
- Property owner priorities
- Due November 25, 2016



# LAS Process

## Project Planning

- Engineering design
- Detailed cost estimate





# LAS Process

## Public Meeting

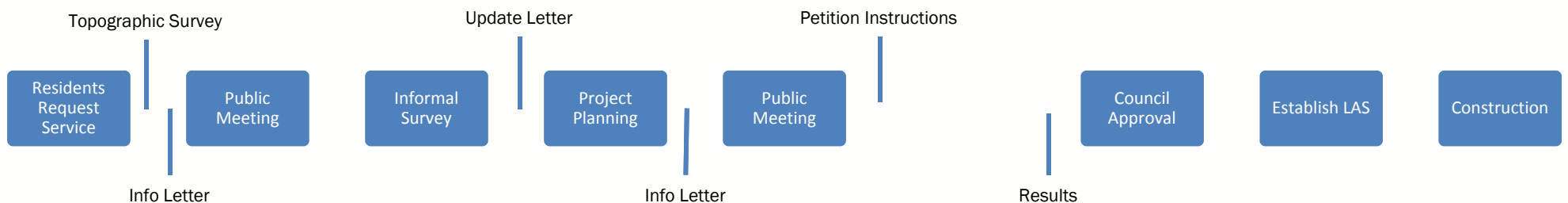
- Detailed information
- Cost estimate
- Questions before petition



# LAS Process

## Petition Process

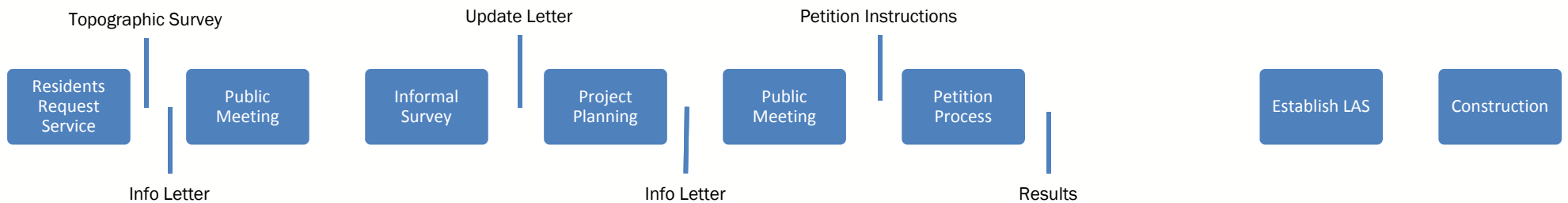
- Official Vote – Success requires:
  - Majority owners each property
  - 50% property approval
  - Approving properties > 50% of total assessed value



# LAS Process

## City Council Approval

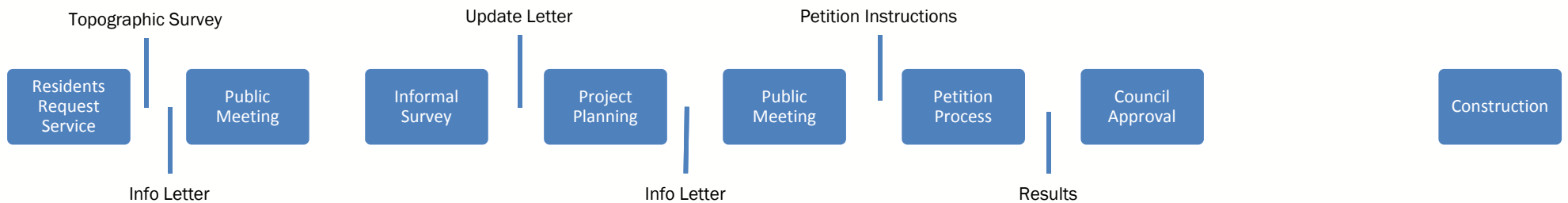
- If petition passes
- Submit LAS Bylaw to City Council



# LAS Process

## Establish LAS

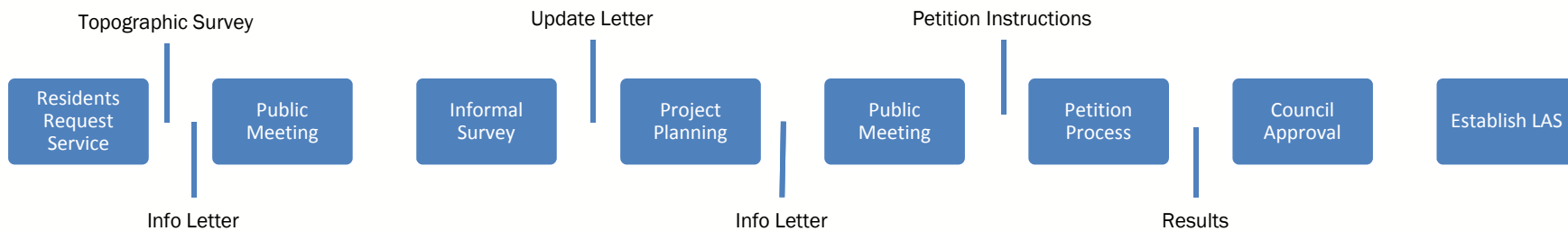
- If City Council approves and
- Loan approved
- Create LAS project



# LAS Process

## Construction

- Build Infrastructure
- Start 2018



# LAS Costs

\$22,000 - \$27,000 per lot

## **Includes**

- Sanitary sewer main
- Service to each lot
- Restoration to disturbed area
- Individual engineer/owner consultation

# LAS Costs

## **Does not include**

**(Homeowner's individual cost)**

- Connection from house to sanitary service
- Associated restoration and landscaping
- Septic tank decommissioning

# Related Projects

## Watermain Upgrade

- Larger watermain
- New service connections
- New fire hydrants

## Road Widening

- Wider roads

### Benefits

- Increased water flow
- Current standard
- Reduced LAS Cost

- Safer roads
- More accessible in winter
- Reduced LAS Cost



# Asphalt Replacement

Shared cost between:

- Road Rehabilitation Program
- Water Upgrade Project
- Sewer LAS Project

# Next Steps

- Collect and summarize Informal Survey
- Complete engineering design and prepare detailed cost estimate.
- Provide information to property owners

# Questions?

