

Town of Riverview

COUNCIL REPORT FORM



Presented to: Mayor & Council

Department: Legislative Services

Date: January 27, 2025

Subject: 2025 Local Improvements Projects

Staff has begun work on the 2025 Local Improvement projects. Local Improvements will be completed this year on:

- Garland Drive
- Pinegrove Drive
- Vernon Avenue (Pinegrove Drive to Manning Road)

Timeline for 2025 Local Improvement Projects

In 2025 the Town of Riverview is proposing to complete local improvement projects on the above four streets. Providing all by-laws get passed by Council and there aren't any unforeseen delays, the following timeline will be used:

January 27/25	Advise Council of 2024 Local Improvement Projects through Council Report Form at COW meeting.
January 28/25	Send notices to all property owners affected by the projects. Publish a public notice on our website of the 2024 Local Improvements. (30 days to object)
February 13/25	Open House – Education Session (if necessary)
March 7/25	Deadline for written objections
March 10/25	Public Hearing (if required) and First Reading of By-laws
April 14/25	Second and Third Reading of By-law

The "Notice of Proposed Local Improvement" will include a summary of the local improvement, the costs specified in the by-law and a statement that the owner may file a written objection within 30 days.

In addition to the above timeline, the Engineering Department will be sending letters to homeowners updating them on construction schedules, including any interruption to the water supply as the system is switched over to a temporary water distribution system and the eventual restriction of driveway access when the new curb and gutter is installed and driveway restoration is conducted.

The temporary water system will meet all provincial guidelines and become part of the Town's water distribution system.

Questions & Answers

As Councillors you will likely receive questions from the property owners concerning the history of local improvements and what gives us the right to charge it, etc. Here is a Q&A for general questions property owners may have. If they would like further details concerning the by-law and charges or the construction process, please refer them to myself at 387-2136 or Michel Ouellet at 387-2220.

Q: What is a local improvement?

A: Local improvements are construction projects that Council considers to be of greater benefit to a particular local street. The extra revenue received from the LI rate allows the Town to address more streets per year as Council works to reduce the remaining backlog of open ditch streets in the Town.

The full costs for these improvements are not charged to the property owners, approximately only 14% of the full cost of construction is charged to the property owners benefitting from the improvements.

Q: Why do I have to pay this? Shouldn't my property taxes cover this?

A: Most Local Improvement Capital Projects are funded through property taxes. The local improvement levy represents only a very small portion of the overall cost of the project. The abutting property owners receive the benefit of these improvements through enhanced aesthetics, property values and safety. Because of the significant number of these streets that are eligible for a local improvement, the Town can address them in a timelier fashion through this cost-sharing arrangement. Charging the local improvement levy to property owners will ensure the Town is consistent in how it has treated property owners with previous local improvement projects.

Q: What gives the Town the right to charge for local improvement on my street?

A: The New Brunswick *Local Governance Act R.S.N.B. 2018, c. 18*, under Part 12, allows municipalities to undertake the provision of sewerage; sidewalks; roads and streets; or water as a local improvement and recover the cost from the owners of the abutting properties. This approach has been used successfully in recent years to reconstruct and upgrade many streets in the town, including:

Street Name	Year	Street Name	Year
Deerwood Court	1990	Muncey Drive	1991
Laurentide Drive	1992	Manchester Crescent	1992
Roseberry Street	1996	Traynor Street	1996
Strathmore Avenue	1997	Wedgewood Avenue	1997
Waterfall Drive	2003	Union Street	2003
Athabaska Avenue	2003	Randall Drive	2005
Irwin Drive	2006	Lindsay Street	2006
Todd Street	2006	Florence Street	2007
Westminister Avenue	2009	Page Street	2009

Whitepine Road	2012	Suffolk Street	2013
Trites Road	2014	Beverly Crescent	2016
Woolridge Street	2016	Hawthorne Drive	2016
Ashburn Avenue	2017	Fatima Drive	2017
Hawkes Street	2017	Olive Street	2017
Prescott Drive	2017	Wentworth Drive (Sussex to Traynor)	2017
Balmoral Street	2018	Bloor Street	2018
Byron Court	2018	Ealey Crescent	2018
Leonard Street Loop	2018	Berkley Drive (Pine Glen to McAllister)	2019
Devere Road (Pine Glen to Montgomery)	2019	Orin Drive	2019
Weir Drive	2019	Cosburn Drive	2020
Hebron Street	2020	Nowlan Drive	2020
Montgomery Avenue (Whitepine to Fairfax)	2021	Toth Street	2021
Montgomery Avenue (Fairfax to Coverdale)	2022	Ridgeway Drive	2022
Birkdale Drive	2023	Darwin Drive	2023
Elmore Court	2023	Inwood Court	2023
Windsor Street	2023	Manning Road	2024
Sherwood Avenue	2024	Suffolk Street (Strathmore to Crystal)	2024
Westview Terrace	2024		

Q: What share of the total cost of the work are property owners being asked to cover?

A: The local improvement revenue collected from property owners represents approximately 14% of the total project cost. The remaining costs are paid for by the Town.

Q: Why is the Local Improvement program in place?

A: In the early 1980s the Town of Riverview recognized that several streets needed to be upgraded with curb and gutters, sidewalks and storm sewers. With so many streets in need of work, property owners would petition the Town to have their street upgraded. In order to facilitate these upgrades, the Town followed the appropriate legislation which gave it permission to charge property owners a portion of the cost of these upgrades. Through the local improvement process, the Town and property owners cooperate to support efforts that improve neighbourhood assets. The process has evolved to eliminate the need for property owners to petition and the Town now follows a street management plan. Property owners, however, can still voice their objection to a project through a written submission to the Town within a specified deadline.

Q: How can I voice my opposition to this work?

A: Upon receiving a “*Notice of Proposed Local Improvement*” from the Town, any property owner who does not agree with the local improvement should forward their written objections to the Town within the time period outlined in the notice. Council will hear these objections at a public hearing, date and time also outlined in the notice.

Q: During the construction period, if property owners have concerns, how can I address them?

A: The best way to address a property owner’s concerns is to refer them to staff. Remind them that they should use the contact number provided to them by the Engineering Department.

Should you receive any questions from residents that you feel would be better suited to a response from staff, please contact either Mr. Ouellet for any project questions or myself for any questions regarding the charges or by-law.

CONSIDERATIONS

Legal: authority under *Local Government Act*

Financial: n/a

Policy: n/a

Stakeholders: Public Works; Engineering Residence

Strategic Plan:

- Service Excellence
- Thriving Community

Interdepartmental Consultation: Finance and Engineering & Public Works

Communication Plan: direct communication to the property owners

Other considerations:

The section of Whitepine from Cleveland to Pine Glen is also being completed this year. In previous years the other sections of Whitepine were completed as local improvement projects. The CAO is recommending that this portion proceed as a street reconstruction project, in part because 1) the Town will be utilizing federal housing accelerator funds to support this project because it will enable the development of addition housing units 2) this section of road is receiving additional infrastructure improvements beyond a typical street (sidewalks on both sides, additional lane at intersection with Pine Glen) 3) this section of Whitepine is more of an arterial or collector road versus a local street (i.e. similar

to how Pine Glen's upgrade was treated) 4) there are only three properties that would be impacted by the levy and one of those is the current home of the Southeast RCMP detachment.

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