



**Subject:** *Elmsdale Business Park Phase 7 Update*  
**To:** Corporate and Residential Services Committee  
**Date Prepared:** 2024/11/25  
**Related Motions:**  
**Prepared by:** Graham Scott, Manager of Economic and Business Development  
**Approved by:** Adam Clarkson, Director of Corporate Services

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### Summary

This report presents an update for Council on the Elmsdale Business Park Phase 7 expansion. Due to recent investments by Council in engineering staff resources and software, East Hants was able to complete an in-house conceptual design, and high-level probable construction cost estimate for Phase 7 of the Elmsdale Business Park.

With the conceptual design complete, East Hants has an opportunity to start portions of the project, which will be required ahead of detail design, in this fiscal year. This will allow quicker tendering for detailed design next fiscal year, and help reduce the risk of construction timeline extensions.

Continuing to move forward with this project will enable East Hants to be investment ready.

### Financial Impact Statement

Request to allocate \$180,000 in Capital Budget Project #24-009 for expenditure in the 2024-25 fiscal year.

### Recommendation

Staff are recommending that the Corporate and Residential Services Committee recommends to Council to approve the allocation of \$180,000 for Capital Project #24-009 - Elmsdale Business Park Phase 7, for expenditure in 2024-25.

### Recommended Motion

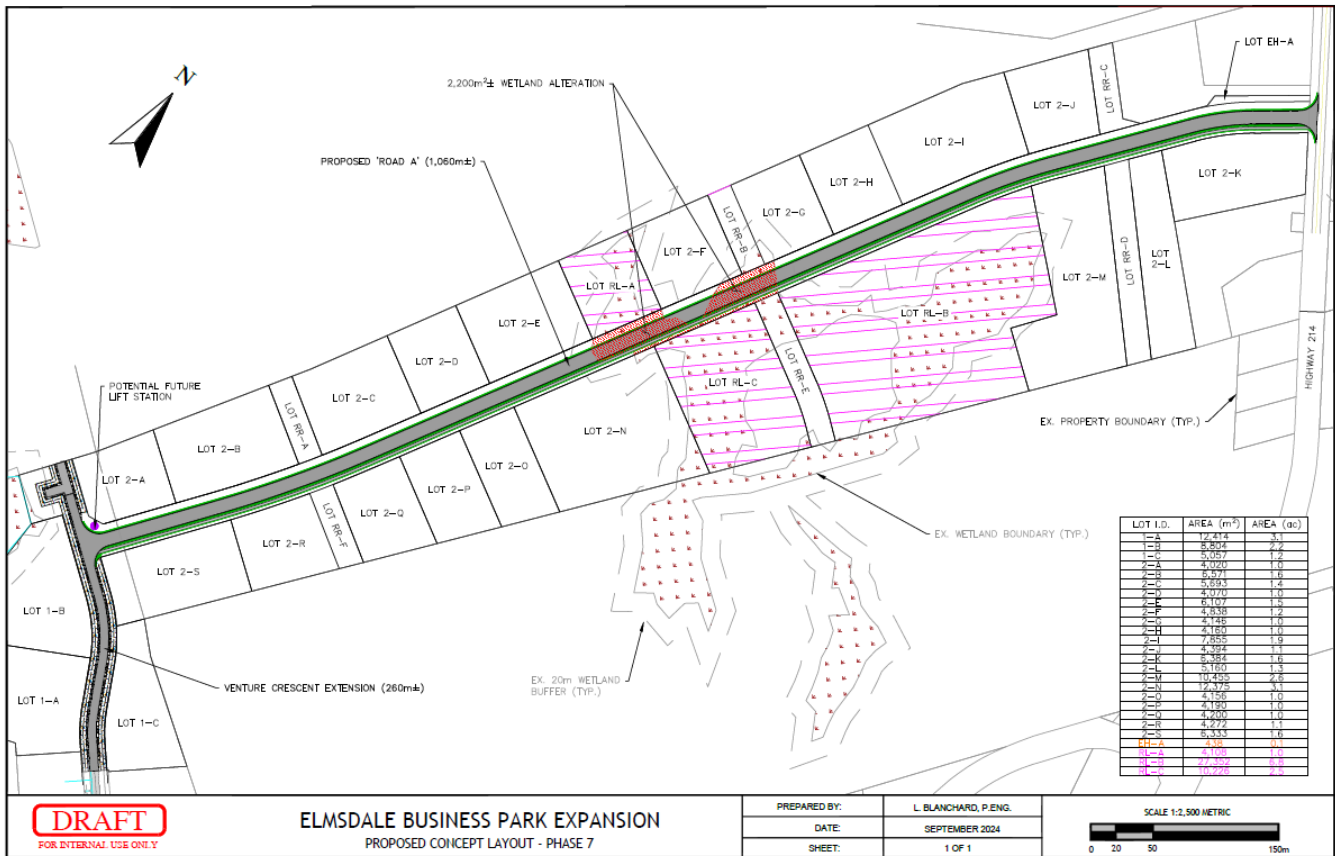
*That the Corporate and Residential Services Committee recommends to Council to approve the allocation of \$180,000 for Capital Project #24-009 - Elmsdale Business Park Phase 7, for expenditure in 2024-25.*

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### Background

As part of the 2024-25 Capital Budget (Project #24-003 - Elmsdale Business Park Development) Council approved \$40,000 to secure a vendor to complete a concept design for Phase 7. Due to recent investments by Council in engineering staff resources and software (AutoDesk), East Hants was able to complete internally the conceptual design (Figure 1.0). This conceptual design outlines over 1 km of roads and services and +/- 33.5 acres of subdivided lots. The high-level probable construction cost estimate for the project is +/- \$12 million.

Figure 1.0 - Conceptual design for Elmsdale Business Park Phase 7



With the conceptual design completed, East Hants has an opportunity to start portions of the project in this fiscal year, that will enable the detailed construction design to begin in April of 2025 at the start of next fiscal year. Site preparation (lot clearing) could be completed in this fiscal year to help the construction timelines. There is also value for East Hants in completing the lot clearing during the fall and winter.

## Discussion

To complete the site preparation, topographical survey, and geotechnical work, Staff are estimating a project budget of \$180,000 will be required. In the 2024-25 Capital Budget as part of Project #24-009 - Elmsdale Business Park Phase 7, Council approved \$800,000 for Further Study. If Council was interested in completing the work outlined above, \$180,000 could be allocated into the project budget for expenditure in the 2024-25 year.

Council has not yet approved the full project budget to complete Phase 7 detailed design and construction. An updated project budget and timeline will be brought to Council as part of the 2025-26 Capital Budget process.

## STRATEGIC ALIGNMENT

Economic Prosperity - Objective 3: Plan for and develop future industrial and business park land.

## LEGISLATIVE AUTHORITY

MGA

## FINANCIAL CONSIDERATIONS

Request to allocate \$180,000 from Further Study in Capital Budget Project #24-003 for expenditure in the 2024-25 fiscal year.

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### **Alternatives**

Council could choose not to approve the request for budget expenditure in this fiscal year and this cost would then be included in the 2025-26 capital project budget for Councils consideration as part of their annual budgeting project.

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### **Attachments**

None.