

MINUTES

CORPORATE SERVICES & ECONOMIC DEVELOPMENT COMMITTEE

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

CHAMPLAIN ROOM

04 JULY 2000

3:00 P.M.

PRESENT

Chair: R. Chiarelli

Members: R. Cantin, B. Hill, P. Hume, G. Hunter, A. Loney, M. Meilleur,  
R. van den Ham

Regrets : D. Beamish, W. Stewart

CONFIRMATION OF MINUTES

**That the Corporate Services and Economic Development Committee confirm the Minutes of the 20 June 2000 meeting.**

CARRIED

DECLARATIONS OF INTEREST

No declarations were filed.

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- Notes: 1. Underlining indicates new or amended recommendations approved by Committee.
2. Reports requiring Council consideration will be presented on 12 July 2000 in Corporate Services and Economic Development Committee Report Number 69.

CHIEF ADMINISTRATIVE OFFICE

1. OTTAWA 2000 PROPOSAL FOR THE  
TRANS CANADA TRAIL RELAY 2000 EVENT  
- A/Chief Administrator's report dated 29 Jun 00

Councillor R. Cantin indicated that, while he supports the Region's involvement in the event, he could not support the bridge financing requested. The Councillor said he was the regional representative on Ottawa 2000 but he has not seen much coming out of this initiative.

Ms. Shirley Westeinde, Chair, Ottawa 2000 Board of Directors, described a number of initiatives that have taken place under their aegis. She pointed out that work has been ongoing for over a year for the Trans Canada Trail Relay 2000 and this event will bring a high profile to the City of Ottawa.

Responding to questions from Councillor Cantin, the Acting Chief Administrative Officer, J. LeBelle, confirmed he has reviewed the report in detail and is confident that the funds will be repaid. Mr. LeBelle added that the budget for Relay 2000 is a realistic budget.

The Regional Chair, B. Chiarelli, thanked Ms. Westeinde and Mr. Doug Hotson, Executive Director, Ottawa 2000, for their commitment, their dedication and for the excellent work done to-date. Chair Chiarelli said he looked forward to the accomplishments for the rest of the year.

**That the Corporate Services and Economic Development Committee recommend Council:**

1. **Receive and consider the attached letter from Ottawa 2000 (29 June 2000) describing details of proposed Trans Canada Trail Relay 2000 events;**
2. **Approve Region of Ottawa-Carleton involvement in the specific Trans Canada Trail Relay 2000 events activities identified in the letter from Ottawa 2000;**
3. **Authorise the provision of in-kind services by the Regional departments identified in the report in support of specific event activities;**
4. **Approve the requested bridge financing of \$72,000 to Ottawa 2000 to implement the events, subject to repayment of the funds in full from Ottawa 2000 by 30 November 2000, and;**

5. **Adopt the proposed Resolution of Council for Region of Ottawa-Carleton participation in the Trans Canada Relay 2000, attached as Annex C to the proposal from Ottawa 2000.**

CARRIED

ENVIRONMENT AND TRANSPORTATION

2. SCADA UPGRADE PROJECT CONTRACT CA9616  
- Environment and Transportation Commissioner's report dated 14 June 00

**That the Corporate Services and Economic Development Committee approve a contract modification to Contract CA9616 with Acres & Associated Environmental Limited, Etobicoke, for the technical project management services for the SCADA Upgrade Programme in the amount of \$110,576, for a total contract provision of \$1,795,460.**

CARRIED

3. ENGINEERING SERVICES FOR WASTEWATER TREATMENT  
SCADA NETWORK CONVERSION TO FIBER-OPTIC TECHNOLOGY  
CONTRACT WEPD00-42  
- Environment and Transportation Commissioner's report dated 22 June 00

**That the Corporate Services and Economic Development Committee approve the award of Contract WEPD00-42 to Avalanche Information and Control Systems, Ajax, Ontario, for the detailed design of the wastewater treatment SCADA network conversion to fiber-optic technology, for a total contract provision of \$86,627.**

CARRIED

4. SOUTH GLOUCESTER TRANSMISSION MAIN  
CONSULTANT APPOINTMENT (ETL00-3045)  
- Environment and Transportation Commissioner's report dated 13 June 00

**That the Corporate Services and Economic Development Committee approve the appointment of Cumming Cockburn Limited, Ottawa, Contract No. ETL00-3045, to undertake the detailed design of the 610 mm South Gloucester Water Transmission Main along the CPR right-of-way from the Ottawa South Reservoir and Pumping Station to Leitrim Road, for a total contract provision of \$84,744.**

CARRIED

5. STUDY AND DESIGN OF THE CLYDE SNOW DISPOSAL FACILITY  
CONSULTANT APPOINTMENT (ETL00-847)

- Environment and Transportation Commissioner's report dated 13 June 00

**That the Corporate Services and Economic Development Committee approve the appointment of Robinson Consultants Inc., Kanata, Ontario to provide Professional Engineering Services for the study, design and tender preparation of the Clyde Snow Disposal Facility, for a total contract provision of \$324,619.81.**

CARRIED

6. KING EDWARD AVENUE RENEWAL  
CONSULTANT APPOINTMENT (ETL00-5052)

- Environment and Transportation Commissioner's report dated 13 June 00

**That the Corporate Services and Economic Development Committee approve the appointment of Delcan Corporation, Ottawa, to provide Professional Engineering Services to carry out phase one services for an environmental study and preliminary design for the reconstruction of King Edward Avenue from Sussex Drive to Laurier Avenue for a total contract provision of \$784,836.**

CARRIED

7. WATERMAIN CLEANING AND LINING PROGRAM  
CONSULTANT APPOINTMENT

- Environment and Transportation Commissioner's report dated 07 June 00

**That the Corporate Services and Economic Development Committee approve the award of Contract ETL00-3040 to WSA Consultants, Ottawa, to provide engineering services for the Cleaning and Lining Program for a total contract provision of \$391,753.**

CARRIED

8. CUMBERLAND TRUNK SEWER AND  
ORLEANS SOUTH WATERMAIN PROJECTS

- Environment and Transportation Commissioner's report  
dated 20 June 00

Pursuant to a request from Councillor R. van den Ham, the Committee agreed to defer consideration of Recommendation 3, pending further discussions between staff and the developers. The Environment and Transportation Commissioner, M. Sheflin, said staff is in agreement with the suggestion.

**That Corporate Services and Economic Development Committee and Council approve:**

- 1. The repayment to Minto Developments Inc., Ottawa, Contract ETL00-2042, for the construction of Phases I and II of the Cumberland Trunk Sewer within the Hydro Corridor from the existing 1200 mm sewer to Esprit Drive (formerly known as Scala Drive) and in Esprit Drive from Innes Road to Chardonnay Drive, in the estimated amount of \$1,111,699;**

CARRIED

- 2. The establishment of additional capital authority for the Cumberland Trunk Sewer, Order No. 900239, in the amount of \$650,000, to be transferred from the Sewer Capital Reserve Fund for Phase III of the Cumberland Trunk Sewer in Esprit Drive from Chardonnay Drive to the north limit of the Talos Construction Limited property;**

CARRIED

- 3. The termination of the existing agreement with Urbandale Corporation, Minto Developments Inc. and Queenswood Land Associates (their property now owned by Minto Developments Inc.) regarding the transfer of previously reserved water capacity and the timing for the construction of the Orléans South Feedermain.**

DEFERRED

- 9. SOUTH MERIVALE BUSINESS PARK  
INTERSECTION IMPROVEMENT PROGRAMME - TRANSFER OF FUNDS  
- Environment and Transportation Commissioner's report dated 21 Jun 00**

**That the Corporate Services and Economic Development Committee and Council approve the transfer of funds in the amount of \$225,000 from the Wellington Street Project, Order No. 900060, to the South Merivale Business Park Intersection Improvement, Order No. 900527.**

CARRIED

LEGAL

10. LEGISLATION - BILL 62: AMENDMENTS TO THE CITY OF OTTAWA ACT  
- A/Regional Solicitor's report dated 16 Jun 00

**That the Corporate Services and Economic Development Committee and Council receive this report for information.**

RECEIVED

11. MINTO LAND DEVELOPMENT CORPORATION  
MORGAN'S GRANT PHASE 2  
- A/Regional Solicitor's report dated 27 Jun 00

**That the Corporate Services and Economic Development Committee recommend Council:**

- 1) **Declare the 0.3 metre reserves shown as Parts 6 & 7, Plan 4R-15776 and Block 238 on Plan 4M-744, surplus to Regional needs;**
- 2) **Approve the conveyance of Part 6 , Plan 4R-15776, and Block 238, Plan 4M-744 to the City of Kanata, in exchange for the conveyance of Parts 2 & 3, Plan 4R-15776 from the City of Kanata;**
- 3) **Approve the conveyance of Part 7, Plan 4R-15776 to Minto Development Corporation, all for a nominal consideration of \$1.00.**

CARRIED

OC TRANSP

12. TRAINING OF LIGHT RAIL OPERATORS  
- General Manager's report dated 21 Jun 00

**That the Corporate Services and Economic Development Committee approve the award of a contract to CANAC Inc. in an amount not to exceed \$388,500 to train operators for the Light Rail Project.**

CARRIED

PLANNING AND DEVELOPMENT APPROVALS

13. SALE OF SURPLUS LAND, 2226 DEVINE RD., CUMBERLAND  
- Planning and Development Approvals Commissioner's report  
dated 16 Jun 00

**That the Corporate Services and Economic Development Committee approve the sale of vacant land municipally known as 2226 Devine Road, described as being part of Lot 25, Concession 6, Township of Cumberland, shown as Parts 1, 2 & 3, on Plan 4R-1169 to 561572 Ontario Ltd. for the amount of \$26,000 pursuant to an Agreement of Purchase and Sale that has been received.**

CARRIED

14. MANAGEMENT OF LANSDOWNE PARK  
- Planning and Development Approvals Commissioner's report dated 27 Jun 00

The Planning and Development Approvals Commissioner, Nick Tunnacliffe, introduced Messrs. Rob Ennor, Director, Property Services Division and Rick Haycock, General Manager, Lansdowne Park. Mr. Tunnacliffe described the Region's takeover of the park in January 2000, the immediate hiring of a consultant to review the operation and advise staff on the direction it should take in order to make Lansdowne Park the locus of more community recreational and sporting activities. Mr. Tunnacliffe added that staff has worked hard to "operationalize" the consultant's ideas and is now seeking direction from Committee and Council in order to move forward for the remainder of the year.

Mr. Ennor provided additional details fleshing out the report recommendations.

Replying to a question from Chair B. Chiarelli, and in response to a concern expressed by Councillor M. Meilleur, Mr. Haycock said a number of outstanding items need to be resolved regarding the lease with the Ottawa Football Club (Agenda Item 15, deferred during the consent agenda). He said a report on this matter would be submitted to Committee on 1 August 2000.

In reference to the proposed lease, Councillor G. Hunter asked whether it wouldn't be more prudent to present a progress report to Council, especially since only a few issues remain to be resolved. The Councillor expressed the hope the Committee would receive more and better information as opposed to the practice of items being presented as *faits accomplis*. He pointed out that Committee is also being asked to direct staff to implement a traffic and parking management program without having seen the DelCan parking study alluded to in the report.

Councillor Hunter wanted to know what will happen to the agreement calling for the \$7 million Capital budget to be recouped through payments from the present City of Ottawa. Mr. Ennor replied the assumption is that the amalgamation process will have an accounting exercise that identifies this as a liability to Ottawa and as a credit to Lansdowne Park. The Acting Chief Administrative Officer, J. LeBelle, confirmed this would be the case. Mr. LeBelle added that the Transition Board has not yet resolved the issue of how to handle the debts of all the former municipalities that will comprise the new City.

Councillor Hunter asked about the possibility of a Special Area levy on the City of Ottawa for Lansdowne Park being one of the recommendations to Council. The Acting Finance Commissioner, Kent Kirkpatrick, responded that future Capital costs for Lansdowne Park would not fall within the specific services that can be rated according to the Special Area Rating legislation. He said the only way this could be done, in keeping with the Councillor's intent, would be through the disposition of assets and liabilities.

Councillor Hunter inquired about subsidizing users, asking whether staff knows how much is provided at this time. Mr. Haycock replied there is no current financial reporting system that can identify what part of the \$1.2 million net annual operating cost is considered a subsidy. He added that the intent is to apply a user-pay principle to all tenants. Responding to a subsequent question from the Councillor, Mr. Haycock indicated that a variety of principles could be applied to run Lansdowne Park in a business-like manner as per Recommendation 1: user groups would continue to pay costs and other groups that require more financial assistance would be encouraged to approach current and future Councils for help.

Councillor Hunter asked whether staff evaluated the effect expanding the Congress Centre to trade-show size would have on events at Lansdowne Park. Mr. Haycock replied that, while this has not been specifically examined, the general consensus is that there is a diverse market in the community and the two will complement one another. He added that there was no impact at the time the Congress Centre first opened, when a similar concern was expressed.

Replying to a question from Councillor Hunter about the effect parking charges would have on attracting events, Mr. Haycock said that the Park is one of the few facilities of its kind where free parking is available at any time. He added that, from a business perspective, it is felt that park management is simply "catching up" and that paid parking is not likely to have an adverse effect in attracting new customers.

Councillor R. Cantin stressed the importance of staff doing some work to provide Council with an estimate of how much would need to be set aside to subsidize particular events.



The Councillor pointed out that, because the new City of Ottawa will be inheriting many other recreational/sporting facilities, the amount required may be in the million-dollar range. The Regional Chair, B. Chiarelli, believed it would be sufficient to direct staff to undertake such an analysis at this time.

Councillor Cantin asked whether staff could provide additional information about discussions with the Central Canada Exhibition Association (CCEA) concerning its future plans and whether flexibility will be demonstrated towards this organization. Mr. Ennor noted that one of the objectives of the original Lansdowne Park agreement was to significantly increase the amount of green space therein by including walking paths and bicycle paths integrated with the Rideau Canal. He posited that the continued occupation of the site by the CCEA would conflict with that objective. Mr. Ennor added that the CCEA's lease terminates in 2001 but, should it have absolutely no other option, and if Council were agreeable, the organization could continue using the site for one or two more years. In response to a question from Chair Chiarelli, Mr. Haycock indicated that the CCEA has not yet communicated its intentions to the Region. Councillor Cantin reiterated the importance of showing some flexibility in this regard, noting that a vision is a long-term process and that an organization must not be destroyed because of a lack of space.

Councillor A. Loney expressed the view the Committee needs to see both the DelCan and Graham studies to complement the staff report. He asked whether the DelCan study recommends a specific parking fee commencing in September or provides any guidelines in this regard. Mr. Ennor indicated that the Graham report recommends a range of \$4 to \$6 dollars as a starting point. Councillor Loney wanted to know whether the reports are considered confidential or whether they can be made available to Committee. Mr. Ennor replied that the DelCan report would not be considered confidential whereas the Graham report contains details about negotiating strategies and should remain confidential.

In response to a question from Councillor Loney regarding the proposed lease with the Ottawa Football Club, Mr. Ennor said what is envisioned at the outset is a three-year term to be considered a business development lease. At the time the lease is renegotiated, it would be done on the basis of additional contributions from the club once it is up and running. Mr. Ennor added that cost recovery means expenses incurred for operations with no contribution to capital improvements. Councillor Loney wanted to know why go through the Ottawa 67s for a possible naming arrangement as opposed to doing so directly. Mr. Ennor replied that the hockey club has contacts in the community and is very closely associated with the Civic Centre. In addition, it is in a position to bring something to the table quickly and staff felt it would be more beneficial to proceed in this manner.

Councillor Hunter wanted to know about Field Turf, specifically, why the regular tender or request for proposal processes were not utilized in this instance as opposed to relying on the word of the University of Ottawa for information on this product. He called this another instance where the Committee is being asked to take a great leap of faith based on a few pages

in a report when it should have more information and more alternatives. Mr. Haycock said Field Turf is part of the new generation of artificial playing surfaces referred to as Infill Systems. The current technology consists of ground rubber mixed with silica sand that give the product its unique properties and its natural turf-like qualities. Mr. Haycock continued by saying staff has not solely relied on the University of Ottawa for information. It has consulted with users of the product and has met with the manufacturers. There are indications that several National Football League properties, the National Colleges Athletics Association, international soccer venues and major league baseball teams are interested in, or using, the product. Staff is extremely confident and believes Field Turf will provide a year-round playing surface for all sports. Mr. Haycock informed the Committee Field Turf has guaranteed that, if the product is not approved in time for les Jeux de la Francophonie, it will install a temporary, natural grass surface at its own expense so the Region can meet its obligation.

Addressing another concern of Councillor Hunter's related to the cost of Field Turf being competitive, Mr. Ennor said staff knows what others have paid and will be concerned if there is a large discrepancy in the cost to the Region. He added that the supplier is anxious to have more representation in Canada and is prepared to give the Region a good price on the product.

Councillor R. van den Ham pointed out that the report shows a lot of capital work being undertaken in 2000 and 2001. He inquired whether all the year 2000 items are necessary or whether it would be more appropriate to undertake certain items over the longer term. In reply to additional questions from Chair Chiarelli, Mr. LeBelle confirmed that the \$675,000 per year to be paid by the City of Ottawa totally amortizes the \$7 million and represents the equivalent of principal and interest on that debt over 15 years. Chair Chiarelli asked whether the schedule of capital improvements is based on, and made mandatory, by the agreement between the City of Ottawa and the Region for the take-over of Lansdowne Park. Mr. Ennor replied this is largely the case, however the Region has reserved the right to decide what capital items will be undertaken. Councillor van den Ham said he could support the Region moving forward since funding is in place and commitments have been made.

Councillor Loney suggested that OC Transpo be involved in the transit study alluded to in Recommendation No. 8.

Chair Chiarelli presented the following Motions:

Moved by A. Loney

**That Recommendation 3 be amended by adding the words:**

**“and to present the vision and business plan to the Council of the new City of Ottawa for approval”.**

CARRIED

Moved by A. Loney

**That the DelCan Report and the Graham Report be immediately made available to members of this Committee and Council on a confidential basis.**

CARRIED.  
(P. Hume dissented)

The Committee then approved the report recommendations as amended by the foregoing:

**That the Corporate Services and Economic Development Committee recommend Council:**

- 1. Direct staff to manage Lansdowne Park in a business like manner designed to maximize the long term physical and financial viability of the Park.**
- 2. Approve that, in the event that a subsidy is required for a particular use, event or tenant, funding for any such subsidy be provided through a budget that is separate from Lansdowne's Operating and Capital budgets.**
- 3. Develop a vision and business plan to guide long term decisions for the future use and development of Lansdowne Park, in consultation with stakeholders, to be completed in 2001.**
- 4. Direct staff to negotiate an agreement with Field Turf as the sole supplier for the provision and installation of a new artificial playing surface in Frank Clair Stadium, to be executed by the Region's Chief Administrative Officer.**
- 5. Direct staff to negotiate an agreement for the provision of an air supported bubble over all or part of the playing field in Frank Clair Stadium at no cost to the taxpayers and that the Chief Administrative Officer be delegated the authority to execute the agreement.**
- 6. Promote increased community use of the site to include a new natural grass community sports field, adjacent to the Driveway to be developed and managed in accordance with Recommendation 2.**
- 7. Direct staff to implement a traffic and parking management program to include paid parking, in accordance with a parking study completed by Delcan, with a targeted start-up date of September 5 and authorize the CAO to enter into a management agreement for the provision of parking management services.**

8. **Complete a Transit Study designed to identify options for the improvement of public transit during major events.**
9. **Direct staff to enter into a marketing agreement with the Ottawa 67's to negotiate a revenue generating naming rights agreement for the Civic Centre for a period of ten (10) years.**
10. **Develop a marketing strategy for Lansdowne Park designed to maximize revenues flowing from major events and to increase community based activities on the site;**
11. **Direct staff to enter into negotiations with major tenants including the CCEA, suppliers and sponsors in order to reflect current conditions and requirements of the Park and promote increased business activity at Lansdowne through enhanced marketing and building renovations;**
12. **Direct any revenues in excess of expenses arising from Lansdowne Park operations be retained in a separate capital reserve fund for ongoing maintenance, repairs and equipment renewals.**

CARRIED, as amended

15. LEASE TO THE OTTAWA FOOTBALL CLUB

This item was withdrawn.

WITHDRAWN

INFORMATION PREVIOUSLY DISTRIBUTED

ENVIRONMENT AND TRANSPORTATION

1. MOBILE HOUSEHOLD SPECIAL WASTE DEPOT
  - Response to CS&ED Inquiry No. 10(00)
  - Environment and Transportation Commissioner's report dated 14 June 00

CONFIDENTIAL AGENDA

The Committee waived the requirement to move In-Camera and considered the following item in Open Session.

1. LEGISLATION – BILL 62: AMENDMENTS TO THE CITY OF OTTAWA ACT  
- A/Regional Solicitor's report dated 21 June 00

**That the Corporate Services and Economic Development Committee and Council receive this report for information.**

RECEIVED

ADJOURNMENT

The meeting adjourned at 4:30 p.m.

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A/CO-ORDINATOR

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CHAIR