

REGION OF OTTAWA CARLETON

RÉGION D'OTTAWA CARLETON

REPORT

RAPPORT

Our File/N/Réf.

Your File/V/Réf. **50 19-98-0003-V**

DATE 20 June 2000

TO/DEST. A/Co-ordinator
Corporate Services and Economic Development Committee

FROM/EXP. Environment and Transportation Commissioner

SUBJECT/OBJET **CUMBERLAND TRUNK SEWER AND ORLEANS SOUTH
WATERMAIN PROJECTS**

DEPARTMENTAL RECOMMENDATIONS

That the 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;**
- 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, and;**
- 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 Orleans South Feedermain.**

BACKGROUND

a) Cumberland Trunk Sewer Extension (Figure 1)

In accordance with the Regional Development Strategy, extension of Regional Infrastructure is required to facilitate development of the proposed East Urban Expansion areas south of Innes Road in the City of Cumberland. This infrastructure includes the extension of a sanitary trunk sewer from the existing 1200 mm sewer in the Hydro Corridor north of Innes Road to development areas south of Innes, on a just-in-time basis. These works are Regionally significant and were identified in the 1997 Region's Official Plan as a first priority for Phase 1 development. The capital cost of this sewer was also included in the Regional Development Charges By-Law.

b) Orleans South Feedermain (Figure 1)

On 12 March 1997, Council approved Corporate Services and Economic Development Committee Report No. 55 authorizing staff to enter into an agreement with Urbandale Corporation, Minto Developments Inc. and Queenswood Land Associates to transfer to them previously reserved water capacity from the existing East Urban Area in Cumberland west of Trim Road to the East Urban Centre Expansion area in Cumberland south of Innes Road.

The agreement involved the transfer of 750 residential units of water capacity, conditional that the Developers provide the Region with irrevocable letters of credit which would be cashed at the threshold number of 750 building permits. These letters of credit would be used for partial financing of the feedermain. The Region would repay the Developers when the number of permits issued in the area east of Tenth Line Road and south of Innes Road reaches 1,000 units, or the year 2010.

DISCUSSION

a) Cumberland Trunk Sewer Extension - Phases 1&2 (Figure 1)

Table 6 of the Region's Official Plan outlines key Regional Infrastructure projects required for development. Table 6 includes the Cumberland Trunk Sewer Extension which is required to meet the demand for growth to the year 2021.

Minto Developments Inc. is now proceeding with development of their lands and in order to allow this development to proceed, a portion of the Cumberland Trunk Sewer must now be constructed. This portion will be located within the Hydro Corridor from the existing 1200 mm sewer to Esprit Drive (formerly known as Scala Drive) and Esprit Drive from Innes Road to Chardonnay Drive. Capital authority presently exists for this portion of the Cumberland Trunk sewer.

In order to capitalize on efficiencies achieved from joint contract tendering and administration, and to avoid having two contractors working within the same construction site, the Environment and Transportation Department requested the developer, Minto Developments Inc., to include the above-referenced portions of the Cumberland Trunk Sewer in their tender.

The project was recently tendered in two phases and the Region's portion of the bids were received as follows:

- Phase 1 - Hydro Corridor from the existing 1200 mm sewer to Esprit Drive - \$463,737
- Phase 2 - Esprit Drive from Innes Road to Chardonnay Drive - \$402,072

Staff have reviewed the bids received for this work and recommend their acceptance. The amount requested includes a combined contract amount of \$865,809, design and contract administration services in the amount of \$86,581, a contingency allowance in the amount of \$86,581, and G.S.T. in the amount of \$72,728, for a total provision of \$1,111,699. Payment will be based on the actual quantities constructed.

b) Cumberland Trunk Sewer Extension - Phase 3 (Figure 1)

Talos Construction Ltd. owns lands in the East Urban Centre Expansion area, south of Innes Road and east of Tenth Line Road. The property is located just south of Minto Developments Inc. development discussed above. Hence, the Talos lands are "contiguous" with existing/registered/draft approved development. Water supply is available at the easterly end of the site abutting the Regional Realty property, but a sanitary sewer extension is required to allow this development to proceed.

Talos Construction Ltd. also owns lands on the west side of Tenth Line Road, including the Hydro easement. Regional staff have approached Talos for an easement along the Hydro easement within their lands to construct the Orleans South Feedermain. Talos has agreed to provide the easement for the watermain. Talos intends to proceed with their development next year, accordingly, staff recommend that capital authority for Phase 3 of the Cumberland Trunk Sewer Extension, to service the Talos lands east of Tenth Line Rd, be established for the year 2000, so that design work may commence this year. Construction will commence concurrently with the development of the Talos property.

c) Orleans South Feedermain

Regional staff were recently informed by City of Cumberland Officials that the 750 building permit target has been reached. Therefore, in accordance with the above-referenced agreement with the Developers, the Region would now be obliged to call tenders for the construction of the Orleans South Feedermain.

However, the need for the agreement was based upon the assumption that the industrial and residential development areas would proceed concurrently. Staff have recently reassessed the water servicing for this area, given the slow development of industrial lands south of Innes and east of Mer Bleu Roads, and have determined that the proposed Orleans South Feedermain will not be required until at least 1000 units are constructed. To build it now would be in advance of need.

As a result, staff recommend that the existing agreement with Urbandale Corporation, Minto Developments Inc. and Queenswood Land Associates be terminated. Construction will proceed concurrently with

development, on a just-in-time basis. The Environmental Assessment, design and property acquisition (except for the Talos property) are complete, allowing construction contracts to be called when required.

EXPENDITURE JUSTIFICATION

The purpose of this work is for the extension of Regional Infrastructure required to facilitate development of lands in the East Urban Expansion areas (ROPA 1) south of Innes Road in the City of Cumberland, in accordance with the Regional Development Strategy.

CONSULTATION

This Orleans South Feedermain project falls under the Schedule “B” category of the Class Environmental Assessment (EA) process as defined through the *Environmental Assessment Act*. In this case, the process provides for two mandatory public contact points, including the Notice of Completion which gives the opportunity for “bump-up” requests to be made to the Minister of the Environment. The EA for this project was completed in 1995. The Cumberland Trunk Sewer project falls under the Schedule “A” category of the Class Environmental Assessment process and is deemed approved. Area residents will be notified prior to the start of any construction.

FINANCIAL STATEMENT AND APPROVAL

	900239
	\$
Approved Budget to Date	1,300,177
Total Paid and Committed	<u>(64,707)</u>
Balance Available	1,235,470
THIS REQUEST	(1,111,699)
ADDITIONAL FUNDING REQUIRED	<u>650,000</u>
Balance Remaining	<u>773,771</u>

Balance remaining is available in the 2000 Capital Budget, Order No. 900239, Cumberland Trunk Sewer (Reference page 453), Purchase Requisition No. 10063581.

*Approved by
M.J.E. Sheflin P.Eng.*

ZAG/

FINANCE DEPARTMENT COMMENT

Funds are available for transfer as indicated.

In accordance with the Financial Guidelines, Ottawa Transition Board approval will be required.



*Approved by T. Fedec
on behalf of the Finance Commissioner*

EAST URBAN COMMUNITY SERVICING

1000 metres 0 km

E.U.C. EXPANSION AREA - - - - -



-  Orleans South Feedermain
-  Cumberland Trunk Sewer
- 1 2 3** Phases

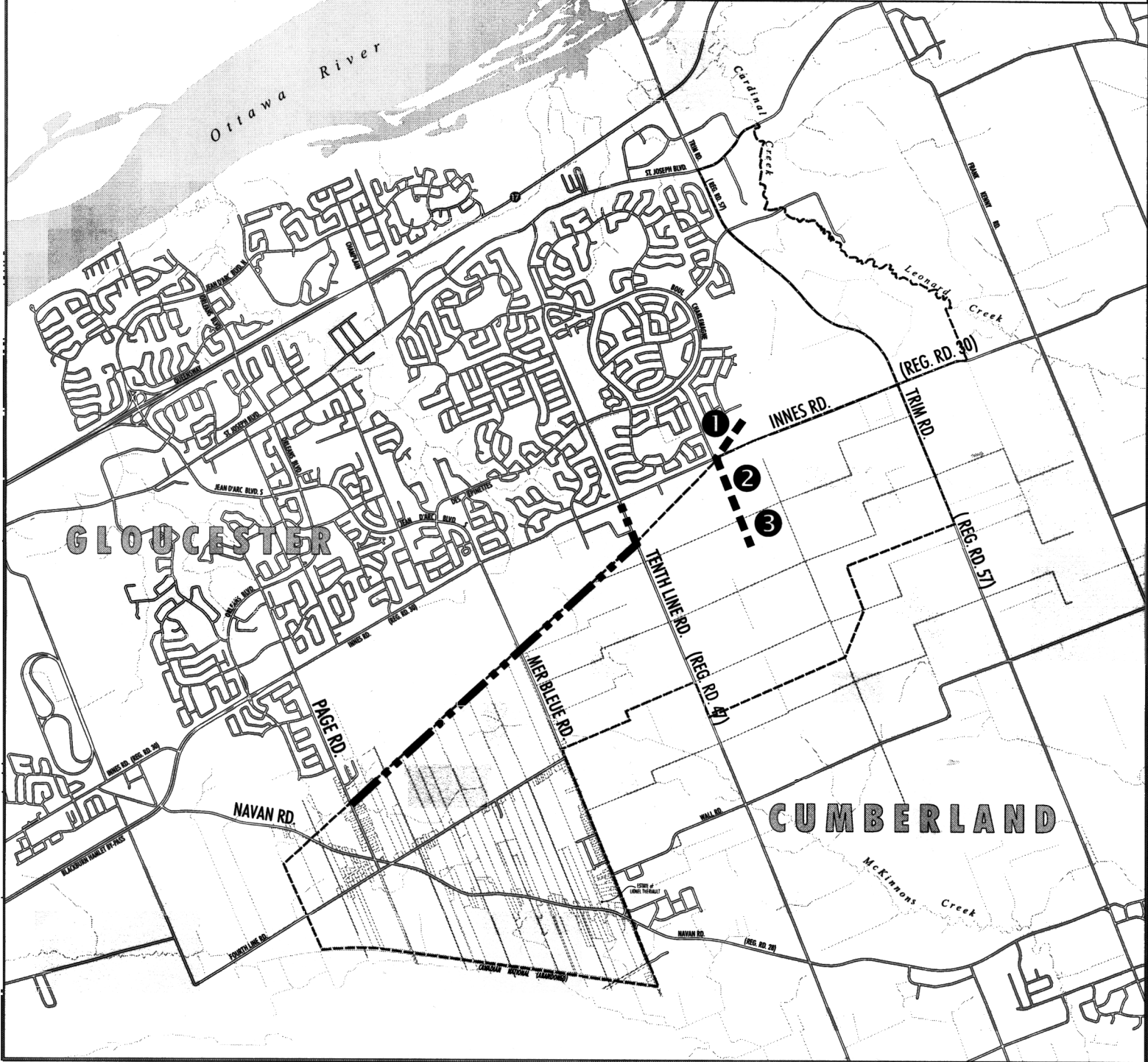


Figure 1