

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. **31 49-96-0005D**
Your File/V/Réf.

DATE 23 January 1997

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

FROM/EXP. Environment and Transportation Commissioner
Planning and Development Approvals Commissioner

SUBJECT/OBJET **ORLÉANS SOUTH WATERMAIN PROJECT
PROPOSED AGREEMENT WITH URBANDALE
CORPORATION AND MINTO DEVELOPMENT INC.**

DEPARTMENTAL RECOMMENDATIONS

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

- 1. That the Region enter into an agreement with Urbandale Corporation and Minto Developments Inc. 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 subject to letters of credit being provided to the Region;**
- 2. That funds in the amount of \$350,000 for Phase I E.U.C. Feedermain Needs Engineering Design and Easement Acquisition be transferred from the 1995 Watermain Rehabilitation Programme Account No. 922-41919.**

PURPOSE

The report proposes conditions relating to the transfer of previously reserved water capacity from the existing East Urban area in Cumberland west of Trim Road to facilitate development in the East Urban Centre Expansion area in Cumberland south of Innes Road.

BACKGROUND

The phasing policies for the East Urban Centre Expansion Area (shown outlined in a dashed line on the attached key plan) contained in the Cumberland Official Plan state that 'water capacity which has been reserved for the rest of Orléans (non-expansion area) will not be transferred to the expansion area without appropriate agreements ensuring that sufficient capacity is protected for the rest of Orléans'.

The proposed Orléans South Watermain Project consists of three phases in an integrated system.

- Phase I - Watermain extension from the existing watermain on Pagé Road to Mer Bleue Road within or along the Ontario Hydro right-of-way (point A to point B on the attached key plan refers) estimated at \$2,000,000.
- Phase II - Watermain extension from the Ontario Hydro right-of-way along Mer Bleue Road to connect to the existing watermain on Innes Road (point B to point C on attached key plan refers) estimated at \$680,000.
- Phase III - Watermain extension from Mer Bleue Road within or along the Ontario Hydro right-of-way to the existing watermain on Innes Road (point B to point D on the attached key plan refers) estimated at \$2,500,000.

Phases I and II provide for significant development potential in the Expansion Area with Phase III to follow a few years later, depending on growth requirements. With the completion of the infrastructure work to River Ridge in accordance with ROPA 23, the Region is now in the position to consider these infrastructure investments. In addition, the initiation of development in the Expansion Area is in accordance with the recently adopted Regional Development Strategy.

Capital authority currently exists for Phase II (and design work has been completed), but not for Phases I or III. The Environmental Assessment for Phases I and III has been completed with the cost being front-ended by the municipalities of Cumberland and Gloucester.

The issue is to determine whether it is appropriate for development to proceed now in the urban expansion area in Cumberland south of Innes Road by 'transferring' water capacity from the existing urban area in Cumberland west of Trim Road, and if so, under what conditions.

By 'transferring' previously reserved water capacity it will be possible to defer the construction of Phases I and II of the Orléans South Watermain Project estimated at \$2.68M in total (engineering and construction) for a number of years. The principle of transferring capacity and optimizing the use of the system is consistent with the Region's principle of building new infrastructure 'just-in-time'.

DISCUSSION

Department staff have analyzed the existing (as of 1 April 1996) water system capability in the existing urban area in Cumberland west of Trim Road (shown hatched on the attached plan). Phases I and II of the Orléans South Watermain Project are needed to be operational to facilitate development beyond 1,000 residential units of aggregated water capacity (i.e. existing and expansion areas), while in the interim, some 'transferring' of water capacity to the expansion area is feasible. The need for the start of construction of Phases I and II would be triggered by the issuance of 750 building permits in total from the existing and expansion areas in Cumberland shown hatched and cross-hatched respectively on the attached key plan (east of Tenth Line Road). Optimizing the use of the existing facilities is consistent with the Region's principle of building required new infrastructure 'just in time'.

A series of meetings have been held in the last few months with Urbandale, Regional and Cumberland officials which have resulted in the following proposal:

The Region would support the 'transfer' of 750 residential units of water capacity from the existing area within Cumberland to that part of the expansion area within Cumberland south of Innes Road (shown cross-hatched on the attached plan) on the following basis:

1. The Region will proceed with the engineering design as well as easement acquisition (total currently estimated at \$350,000) in 1997 for the hydro line right-of-way watermain (Phase I portion between Pagé Road and Mer Bleue Road) in order to get the project ready for construction tender call. Funding is available for transfer from Account No. 922-41919, 1995 Watermain Rehabilitation Programme.
2. When the 750 residential building permits in total have been issued (starting 1 April 1996) in the identified old and expansion areas within Cumberland, RMOC will proceed to call tenders for Phase I and award a construction contract (currently estimated at \$1,650,000);
3. Urbandale and Minto will provide the Region with irrevocable letters of credit in the total amount of \$425,000 for item 2 which will be cashed at the threshold number of 750 building permits to be used in the financing of the noted item;
4. The Region would repay the \$425,000 when the number of permits issued in the hatched and cross-hatched area east of Tenth Line Road shown on the attached plan reaches 1,000 units, or the year 2010, whichever is earlier.
5. An Agreement would be entered into to cover this proposal which would satisfy the requirements of Cumberland's Official Plan referred to earlier in the report. The letters of credit would be provided at the time the agreement is executed. It is noted that Council, by approving this report, would be pre-committing approximately 75% of the funds noted in item 2 above and would also be pre-committing the repayment noted in item 4 above;

6. In the expansion area, developers are to be responsible for the 406mm and 305mm diameter watermains needed to provide for the aforementioned capacity transfer. The required watermain system is to be determined by the Region at its sole discretion. This is subject to change based on the actual location of initial development. It must be noted that the portion of the expansion area allowed to proceed on the basis of this water capacity transfer must be contiguous/adjacent to the existing developed area north of Innes Road.

It is noted that the section of 406mm watermain along Innes Road (in the subject area) to be built/funded by the developers is in the Region's Development Charges. Credits will not be provided but rather the developers will be reimbursed by the Region, without interest, for the costs incurred by them in the construction of this watermain upon the earlier of January 1, 2010 and the issuance of 1,000 residential building permits for the lands in the area hatched and cross-hatched east of Tenth Line Road shown on the attached key plan.

CONSULTATION

Cumberland concurs with this proposal and has consulted with their municipality's developers in the non-expansion area lands.

FINANCIAL COMMENT

Funding requirements will be identified in the 1997 Capital Budget.

CONCLUSION

It is recommended that the Region enter into an agreement with Urbandale Corporation and Minto Developments Inc. to implement the proposal described in the body of this report.

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

Approved by
N. Tunnacliffe, MCIP, RPP

DMA/ln

FINANCE DEPARTMENT COMMENT

Funds in the amount of \$350,000 are available for transfer from Acct. No. 922-41919 Watermain Rehabilitation Programme to Acct. No. 922-41814 East Urban Community Feedermain Needs.

Approval of this report represents a pre-commitment of approximately \$1.65M for a watermain extension (point A to point B on the attached key map refers) when 750 residential building permits have been issued in the old and expansion area in Cumberland.

Subject to Council approval.

*Approved by Kent Kirkpatrick
on behalf of the Finance Commissioner*

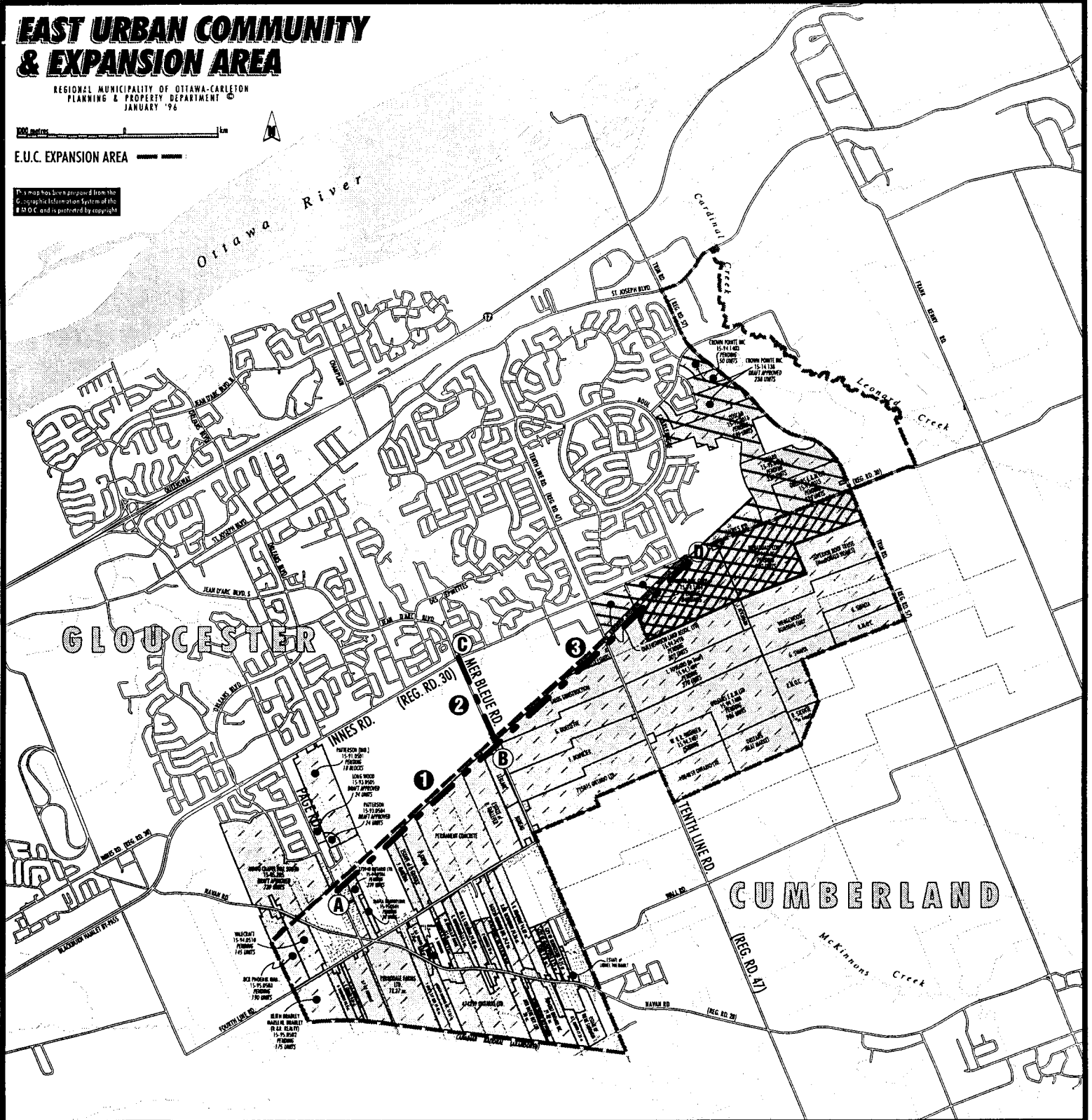
EAST URBAN COMMUNITY & EXPANSION AREA

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
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JANUARY '96



E.U.C. EXPANSION AREA

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PROPOSED ORLEANS SOUTH WATERMAIN PROJECT PHASES

--- WATERMAIN
①, ② & ③ PHASES