

**10. Front Ending Report – Design and Construction of Palladium Drive
Widening and Realignment**

**Rapport d'entente préalable – Conception et réalisation de l'élargissement
et de la modification du tracé de la promenade Palladium**

Committee recommendation(s)

That Council:

- 1. Authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development Department, to enter into Front-Ending Agreements with the following developers, which provide for the repayment of the design and construction associated with the Palladium Drive Widening and Realignment from Huntmar Drive to N/S Arterial to a total upset limit of \$12,101,613 plus applicable taxes in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 2 and 3 and with the final form and content being to the satisfaction of the City Solicitor, and distributed as follows:
 - a. West Ottawa Land Holdings Ltd. and West Ottawa Land Holdings (2) Ltd. to an upset limit of \$10,302,877 plus applicable taxes; and**
 - b. RioCan Holdings (TJV) Inc. and 1633272 Alberta ULC to an upset limit of \$1,798,736 plus applicable taxes.****
- 2. Authorize the financial disbursement to reimburse the design and construction costs incurred by the above pursuant to the execution of the Front-Ending Agreements to an upset limit of \$12,101,613 plus applicable taxes inclusive of reimbursement for post period capacity and in accordance with the reimbursement schedule set out in said agreements.**

Recommandation(s) du Comité

Que le Conseil :

1. **Autorise la Ville à conclure des ententes préalables avec les promoteurs suivants, et déléguer le pouvoir à cette fin au directeur général de Planification, Immobilier et Développement économique, entente qui prévoit le remboursement de la conception et de la réalisation de l'élargissement et de la modification du tracé de la promenade Palladium, entre la promenade Huntmar et l'artère nord-sud, jusqu'à concurrence de 12 101 613 \$, taxes applicables en sus, conformément aux principes et à la politique des ententes préalables énoncés dans les documents 2 et 3, et dont la forme et le contenu définitifs seront à la satisfaction de l'avocat général, remboursement qui sera ainsi réparti :**
 - a. **West Ottawa Land Holdings Ltd. et West Ottawa Land Holdings (2) Ltd., jusqu'à concurrence de 10 302 877 \$, taxes applicables en sus; et**
 - b. **RioCan Holdings (TJV) Inc. et 1633272 Alberta ULC, jusqu'à concurrence de 1 798 736 \$, taxes applicables en sus.**
2. **Autorise le décaissement nécessaire au remboursement des coûts de conception et de construction engagés par les promoteurs susmentionnés dans le cadre de l'exécution des ententes préalables, jusqu'à concurrence de 12 101 613 \$, taxes applicables en sus et comprenant le remboursement de la capacité postérieure à la période visée, et conformément au calendrier de remboursement desdites ententes.**

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated August 4, 2023 (ACS2023-PRE-PS-0108)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 4 août 2023 (ACS2023-PRE-PS-0108)
- 2 Extract of draft Minutes, Planning and Housing Committee, August 16, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 16 août 2023

Front Ending Report – Design and Construction of Palladium Drive
Widening and Realignment

File No. ACS2023-PRE-PS-0108 - Kanata North (4)

Derek Howe, Taggart Group of Companies was present in support, and available to answer questions, however advised he did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

Report recommendations

That Planning and Housing Committee recommend Council:

1. **Authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development Department, to enter into Front-Ending Agreements with the following developers, which provide for the repayment of the design and construction associated with the Palladium Drive Widening and Realignment from Huntmar Drive to N/S Arterial to a total upset limit of \$12,101,613 plus applicable taxes in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 2 and 3 and with the final form and content being to the satisfaction of the City Solicitor, and distributed as follows:**
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 - b. **RioCan Holdings (TJV) Inc. and 1633272 Alberta ULC to an upset limit of \$1,798,736 plus applicable taxes.**
2. **Authorize the financial disbursement to reimburse the design and construction costs incurred by the above pursuant to the execution of the Front-Ending Agreements to an upset limit of**

**Planning and Housing
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**\$12,101,613 plus applicable taxes inclusive of reimbursement
for post period capacity and in accordance with the
reimbursement schedule set out in said agreements.**

Carried