

25 June 2024

<p>1. Infrastructure Master Plan Plan directeur des infrastructures</p>

Committee Recommendation(s), as amended:

That Council:

1. Approve the Infrastructure Master Plan as attached in Document 1 and as described in this report including;
 - a. The Infrastructure policies as summarized in Section 1 of this report.
 - b. The water and wastewater projects described in Section 2 of this report, detailed in Document 2, and direct staff to complete Class Environmental Assessments and functional design studies for these projects as required.
 - c. The Stormwater Management Strategy as outlined in Section 3 of this report.
 - d. The proposed Infrastructure Capacity Management Program including staff investigation of alternatives for funding capital projects identified under the program in Section 5.3 of this report.
 - e. That the following statement be removed from Section 8.1.3 of Document 1:

“The Tewin landowners will front-end the full costs of the oversized infrastructure”.
 - f. That Schedule 3 in Document 1, be replaced with an updated version as attached.

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- g. That Section 13.4.1.2, page 193 in Document 1, be corrected to state that the program is anticipated to be launched in 2025.**
- h. That the following sentence be added to the end of Section 14.2 in Document 1:**
- “Any project that impacts federal land will require both a federal Impact Assessment process and a federal land use, design, and transaction approval.”***

- 2. Approve two permanent FTE resources funded from rate to support the requirements of the Infrastructure Capacity Management Program;**
- 3. Direct staff to review the funding splits and the Post Period Capacity to be provided for the Tewin / South Urban Community water and sewer infrastructure for Council approval through the Class Environmental Assessment and functional design process; and**
- 4. Direct staff to publish Notice of Master Plan to initiate a 30-day public review period, after which the Class Environmental Assessment requirements for Master Plans will have been satisfied and the IMP will be considered final.**

Recommandation(s) du comité, telles que modifiées

Que le Conseil :

- 1. approuve le Plan directeur des infrastructures reproduit dans la pièce 1 et décrit dans ce rapport, dont :**
 - a. les politiques sur les infrastructures dont la synthèse est reproduite dans la section 1 du rapport;**
 - b. les projets d'aqueduc et d'égouts décrits dans la section 2 du rapport et précisés dans la pièce 2, en plus de demander au personnel de mener les évaluations environnementales de**

portée générale et les études de conception fonctionnelle pour ces projets dans les cas nécessaires;

- c. la Stratégie de gestion des eaux pluviales exposée dans la section 3 de ce rapport;
 - d. le Programme proposé pour la gestion de la capacité des infrastructures, dont l'analyse, par le personnel, des solutions de rechange pour le financement des projets d'infrastructures indiquées pour ce programme dans la section 5.3 du rapport.
 - e. Que l'énoncé suivant soit supprimé de l'alinéa 8(1)3) du document 1 :
« Les propriétaires fonciers de la collectivité de Tewin financeront initialement l'intégralité des coûts des infrastructures surdimensionnées. »
 - f. Que l'annexe 3 du document 1 soit remplacée par la version mise à jour ci-jointe.
 - g. Que des corrections soient apportées au sous-alinéa 13(4)1)(2), à la page 193 du document 1, afin d'indiquer que l'année de lancement prévue pour le programme est 2025.
 - h. Que la phrase suivante soit ajoutée à la fin du paragraphe 14(2) du document 1 :
« Tout projet ayant des répercussions sur les terrains fédéraux nécessite à la fois une évaluation d'impact fédérale et une approbation fédérale de l'utilisation du sol, du design et des transactions immobilières. »
2. approuve deux ressources permanentes en ETP, financées à même les redevances pour répondre aux besoins du Programme pour la gestion de la capacité des infrastructures.

3. **demande au personnel de revoir la répartition du financement et la capacité postpériodique à prévoir pour les infrastructures d'aqueduc et d'égouts de la collectivité de Tewin et de la collectivité urbaine sud à faire approuver par le Conseil municipal dans le cadre du processus de l'évaluation environnementale de portée générale et de la conception fonctionnelle.**
4. **demande au personnel de publier l'Avis du Plan directeur pour lancer la période d'examen public de 30 jours, après quoi on aura répondu aux exigences de l'évaluation environnementale de portée générale pour les plans directeurs et on pourra considérer que le PDI est définitif.**

Documentation / Documentation

1. Report from the Director, Asset Management, Infrastructure and Water Services Department, dated June 11, 2024 (ACS2024-IWS-AM-0003).

Rapport de la Directrice, Gestion des actifs, Direction des services d'infrastructure et des services de l'eau, daté le 11 juin 2024 (ACS2024-IWS-AM-0003).
2. Extract of draft Minutes, Joint Meeting Planning and Housing and Environment Committee and Climate Change Committee, June 20, 2024.

Extrait de l'ébauche du procès-verbal, Réunion conjointe du Comité de la planification et du logement et du Comité de l'environnement et du changement climatique, le 20 juin 2024.

**Planning and Housing Committee and
Environment and Climate Change
Committee
Joint Report 2**

25 June 2024

**Comité de la planification et du
logement et Comité de
l'environnement et du
changement climatique
Rapport conjoint 2
le 25 juin 2024**

**Extract of Minutes 2
Joint Meeting of Planning and
Housing Committee and
Environment and Climate Change
Committee
June 20, 2024.**

**Extrait du procès-verbal 2
Réunion conjointe du Comité de la
planification et du logement et du Comité
de l'environnement et du changement
climatique
Le 20 juin 2024**

Infrastructure Master Plan

File No. ACS2024-IWS-AM-0003 – City Wide

Report Recommendation(s)

**That the Environment and Climate Change Committee and Planning
and Housing Committee recommend Council:**

- 1. Approve the Infrastructure Master Plan as attached in Document 1 and as described in this report including;**
 - a. The Infrastructure policies as summarized in Section 1 of this report.**
 - b. The water and wastewater projects described in Section 2 of this report, detailed in Document 2, and direct staff to complete Class Environmental Assessments and functional design studies for these projects as required.**
 - c. The Stormwater Management Strategy as outlined in Section 3 of this report.**
 - d. The proposed Infrastructure Capacity Management Program including staff investigation of alternatives for funding capital projects identified under the program in Section 5.3 of this report.**

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2. **Approve two permanent FTE resources funded from rate to support the requirements of the Infrastructure Capacity Management Program**
3. **Direct staff to review the funding splits and the Post Period Capacity to be provided for the Tewin / South Urban Community water and sewer infrastructure for Council approval through the Class Environmental Assessment and functional design process.**
4. **Direct staff to publish Notice of Master Plan to initiate a 30-day public review period, after which the Class Environmental Assessment requirements for Master Plans will have been satisfied and the IMP will be considered final.**

At the outset, Councillor Vice Chair G. Gower introduced the following Motion as a technical amendment to the report:

Motion N^o PHC-ECCC 2024 02-01

Moved by Vice-Chair G. Gower:

WHEREAS the Infrastructure Master Plan and Report ACS2024-IWS-AM-0003 were made available to the public on June 11, 2024; and

WHEREAS comments have been received since the release of the Infrastructure Master Plan and the need for revisions have been identified; and

WHEREAS such revisions include:

1. **Section 8.1.3 of Document 1 incorrectly states the following:**

“The Tewin landowners will front-end the full costs of the oversized infrastructure”; and

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2. **Document 1 Schedule 3 provides mapping which illustrates the Public Service Area; and this mapping does not accurately reflect the Area Specific Policy Special Policy Area for Cedarhill Estates, which permits connection to the municipal water service for the properties abutting the urban boundary, previously known as 800 and 848 Cedarview Road and 4497 O'Keefe Court (legally defined as Part of Lots 22, 23, 24 and 25, Concession 4, Rideau Front, former City of Nepean; and Part of Lot 21, Concession 4 Rideau Front, former City of Nepean, being Part 14 on Registered Plan 5R-13897), abutting the urban boundary; and**
3. **Document 1, Section 13.4.1.2 page 193 states that the program is anticipated to be launched in 2024; and**
4. **Report ACS2024-IWS-AM-0003 Document 1 provides project recommendations which potentially affect federal lands; and**
 - a. **the associated project descriptions do not consistently identify the federal approval requirements;**

THEREFORE BE IT RESOLVED THAT:

1. **That the statement above be removed from Section 8.1.3 of Document 1.**
2. **That Document 1, Schedule 3 be replaced with the attached updated version.**
3. **Document 1, Section 13.4.1.2 page 193 be corrected to state that the program is anticipated to be launched in 2025.**
4. **the following sentence be added to the end of Section 14.2 in Document 1:**

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“Any project that impacts federal land will require both a federal Impact Assessment process and a federal land use, design, and transaction approval.”

Ms Susan Johns Director, Asset Management Services, Infrastructure and Water Services (IWS) Department, spoke to provide context for this item and she introduced Mr. Christopher Rogers, Program Manager, Infrastructure Planning, IWS and Mr. Hiran Sandanayake, Manager, Water Resource Planning and Engineering, IWS. Mr. Rogers then spoke to a detailed slide presentation which served as an overview of the report. A copy of this presentation is held on file with the Office of the City Clerk.

The following members of staff were also present to provide support or to respond to questions:

- Ms Tammy Rose, General Manager, Infrastructure and Water Services Department
- Ms Vivi Chi, General Manager, Planning, Development and Building Services Department
- Mr. Royce Fu, Manager, Policy Planning, PDBS
- Ms Isabelle Jasmin, Deputy City Treasurer Corporate Finance, Finance and Corporate Services Department
- Mr. Tim Marc, Senior Legal Counsel Planning, Development and Real Estate Law, Legal Services Department

Following the staff presentation, the Committee heard from the following delegations:

1. Angela Keller Herzog⁺, CAFES
2. Neil Saravanamuttoo⁺
3. Pamela O'Donnell
4. Monica Brewer⁺, CAFES

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5. Sharon Katz
6. Moe Garahan - Executive Director, Just Food
7. Sam Hersh

[+ Slide presentations are held on file with the Office of the City Clerk.]

Correspondence was also received from the following, as noted.

1. Email dated June 18, 2024 from Jason Burggraaf, GOHBA
2. Email dated June 19, 2024 from L. Gamo-Pinto
3. Email dated June 19, 2024 from S. Carbone
4. Email dated June 19, 2024 from L. Maxwell

[The above Individuals' submissions are held on file with the Office of the City Clerk.]

Co-Chair S. Menard introduced the following Motion for the Committees' consideration:

Motion N^o PHC-ECCC 2024 02-02

Moved by Chair S. Menard:

BE IT RESOLVED that the following additional recommendation be added to the report:

- 1) b) i) That the environmental assessment in respect of the water feedermain that would service the Tewin Lands and the South Urban Community analyze as an option the possibility that the Tewin development does not proceed.**

During Committee discussions, Councillor M. Luloff suggested the following as a friendly amendment to Co-Chair S. Menard's Motion:

Motion

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BE IT RESOLVED that the following additional recommendation be added to the report:

- 1) b) i) **That the environmental assessment in respect of all infrastructure that would service all OP expansion lands as an option the possibility that development does not proceed.**

The above Motion was subsequently not introduced for consideration.

Vice-Chair M. Carr moved the following:

Motion N^o PHC-ECCC 2024 02-03

That Motion N^o PHC-ECCC 2024 02-02 be referred to Council without Committee Recommendation.

For (2): Councillor C. Kitts and Vice-Chair M. Carr

Against (15): Councillors D. Brown, C. Curry, S. Devine, D. Hill, L. Johnson, T. Kavanagh, R. King, W. Lo, M. Luloff, T. Tierney, A. Troster, G. Darouze, Vice-Chair G. Gower, Co-Chair S. Menard and Co-Chair J. Leiper

Lost (15 to 2)

Committee then considered the Technical Amendment Motion:

Motion N^o PHC-ECCC 2024 02-01

WHEREAS the Infrastructure Master Plan and Report ACS2024-IWS-AM-0003 were made available to the public on June 11, 2024; and

WHEREAS comments have been received since the release of the Infrastructure Master Plan and the need for revisions have been identified; and

WHEREAS such revisions include:

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1. Section 8.1.3 of Document 1 incorrectly states the following:

“The Tewin landowners will front-end the full costs of the oversized infrastructure”; and

2. Document 1 Schedule 3 provides mapping which illustrates the Public Service Area; and this mapping does not accurately reflect the Area Specific Policy Special Policy Area for Cedarhill Estates, which permits connection to the municipal water service for the properties abutting the urban boundary, previously known as 800 and 848 Cedarview Road and 4497 O’Keefe Court (legally defined as Part of Lots 22, 23, 24 and 25, Concession 4, Rideau Front, former City of Nepean; and Part of Lot 21, Concession 4 Rideau Front, former City of Nepean, being Part 14 on Registered Plan 5R-13897), abutting the urban boundary; and
3. Document 1, Section 13.4.1.2 page 193 states that the program is anticipated to be launched in 2024; and
4. Report ACS2024-IWS-AM-0003 Document 1 provides project recommendations which potentially affect federal lands; and
 - a. the associated project descriptions do not consistently identify the federal approval requirements;

THEREFORE BE IT RESOLVED THAT:

5. That the statement above be removed from Section 8.1.3 of Document 1.
6. That Document 1, Schedule 3 be replaced with the attached updated version.
7. Document 1, Section 13.4.1.2 page 193 be corrected to state that the program is anticipated to be launched in 2025.

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8. the following sentence be added to the end of Section 14.2 in Document 1:

“Any project that impacts federal land will require both a federal Impact Assessment process and a federal land use, design, and transaction approval.”

Carried

Motion N^o PHC-ECCC 2024 02-02

Moved by Chair S. Menard:

BE IT RESOLVED that the following additional recommendation be added to the report:

- 1) b) i) **That the environmental assessment in respect of the water feedermain that would service the Tewin Lands and the South Urban Community analyze as an option the possibility that the Tewin development does not proceed.**

For (8): Councillors S. Devine, L. Johnson, T. Kavanagh, R. King, A. Troster, Vice-Chair M. Carr, Chair Menard, and Chair Leiper

Against (9): Councillors D. Brown, C. Curry, D. Hill, C. Kitts, W. Lo, M. Luloff, T. Tierney, G. Darouze, and Vice-Chair D. Gower

Lost (9 to 8)

The report recommendations were then put before Committee and were 'CARRIED', as amended by Motion N^o PHC-ECCC 2024 02-01.

That the Environment and Climate Change Committee and Planning and Housing Committee recommend Council:

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4. Direct staff to publish Notice of Master Plan to initiate a 30-day public review period, after which the Class Environmental Assessment requirements for Master Plans will have been satisfied and the IMP will be considered final.

Carried as amended