



## Planning and Housing Committee

### Minutes

**Meeting #:** 31  
**Date:** Tuesday, July 9, 2024  
**Time:** 9 am  
**Location:** Champlain Room, 110 Laurier Avenue West, and by electronic participation

**Present:** Chair: Councillor Jeff Leiper, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

**Absent:** Vice-chair: Councillor Glen Gower

---

1. Notices and meeting information for meeting participants and the public  
Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.  
Accessible formats and communication supports are available, upon request.  
Except where otherwise indicated, reports requiring Council consideration will be presented to Council on July 10, 2024 in Planning and Housing Committee Report 31.
2. Declarations of Interest  
No Declarations of Interest were filed.

3. Planning, Development and Building Services Department

3.1 Front Ending Report – Design and Construction, Gloucester Urban Community Interim Pond 2, Sanitary Sewer and Oversizing of Storm Sewer

ACS2024-PDB-PS-0085 - Orléans South-Navan (19)

Derrick Moodie, Director, Planning Services, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate was also present and responded to questions.

The Committee heard from the following delegation:

- Mathieu Surprenant

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

**That Planning and Housing Committee recommend Council:**

- 1. Authorize the City and delegate authority to the General Manager, Planning, Development and Building Services Department, to enter into a Front-Ending Agreement with Ashcroft Homes Eastboro Inc., which provide for the repayment of the design and construction associated with the Gloucester Urban Community Interim Pond 2, related sanitary sewer and oversizing of the storm sewer to a total upset limit of \$30,213,280 (inclusive of construction, applicable land, contingency, engineering and project management amounts) 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, distributed as follows:**
  - a. Upset limit for construction and land costs for Interim Pond 2 of \$15,283,166 plus applicable taxes**
  - b. Upset limit for Sanitary Sewer of \$6,820,712 plus applicable taxes and**

- c. Upset limit for Storm Sewer Oversizing of \$8,109,402 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 Agreement to an upset limit of \$30,213,280 (inclusive of construction, applicable land, contingency, engineering and project management amounts) plus applicable taxes and in accordance with the reimbursement schedule set out in said agreement.**
- 3. Authorize the financial disbursement to reimburse for the sanitary sewer based on the following scenarios:**
  - a. If Navan Road is reopened within six months and the storm sewer is in-service with all deficiencies having been addressed within six months of the commencement of work, the City will pay four per cent interest per annum from the date of the adoption of a development charge by-law that incorporates the sanitary sewer at the above cost \$6,820,712 to March 31, 2027**
  - b. If Navan Road is not opened within six months or the storm sewer is not in- service within six months of the commencement of work, no interest is payable and the payment in respect of the sanitary sewer shall be \$6,820,712 on March 31, 2027.**
- 4. Approval in principle for a payment of \$1,853,290 per hectare (\$750,000 per acre), plus applicable taxes, of land for the Ultimate Stormwater Pond 2.**
- 5. Delegate authority to the General Manager, Planning Development and Building Services to approve the temporary closure of Navan Road to facilitate the construction of the works associated with this report.**
- 6. Suspend the notice required under Subsections 29(3) and 34(1) of the Procedure By-law to consider this report at the July 10, 2024, Council meeting in order for the recommendations to be considered in a timely manner.**

**Carried as amended**

Councillor C. Kitts dissented on items 5 and 6.

**Motion No. PHC 2024-31-01**

Moved by A. Troster

**WHEREAS the Front Ending Report -Design and Construction, Gloucester Urban Community, Interim Pond 2, Sanitary Sewer and Oversizing of Storm Sewer (ACS2024-PDB-PS-0085) will be considered by Planning and Housing Committee on July 9, 2024 and**

**WHEREAS the report requires an Executive Summary and a correction in Document 2;**

**THEREFORE BE IT RESOLVED that the following Executive Summary form part of the report;**

Approval is being sought to enter into a Front Ending Agreement with Ashcroft Eastboro Inc. (Ashboro) for the design and construction of the East Urban Community Pond 2, a sanitary sewer, and the oversizing of a storm sewer within the Navan Road right of way.

These works are in accordance with East Urban Community Phase 2 Community Design Plan, Infrastructure Servicing Study Update (ISSU) and the Environmental Management Plan that was issued in 2013.

If approved, staff would be authorized to enter into a front ending agreement and disburse funds, in accordance with standard front ending principals, to an upset limit of \$30,213,280 inclusive of construction, applicable land, contingency, engineering, project management amounts, plus applicable taxes.

This upset limit amount would be broken out as follows:

- \$15,283,166 plus applicable taxes for the Interim Pond 2.
- \$6,820,712 plus applicable taxes for the sanitary sewer
- \$8,109,402 plus applicable taxes for oversizing of the storm sewer.

The report would also allow for an interest payment of four percent, from the date that an updated Development Charge Bylaw is adopted which would reflect the updated cost for the sanitary sewer, until the planned payback of March 31, 2027, provided the works result in the closure of Navan Rd for 6 months or less. If the closure takes more than 6 months, the interest would be forfeited.

Finally, the report would establish a value, in principal, for the land value of additional land required for the ultimate pond at \$1,853,290 per hectare and authorize staff to approve the required road closures associated with the works described in the report.

**THEREFORE BE IT FURTHER RESOLVED that in Document 2-Front-Ending Agreement Principles, first bullet in 3.c., the words, ‘issuance of a commence work order by the City’ be deleted and replaced with ‘commencement of work’.**

**Carried**

4. In Camera Items

There were no *in camera* items.

5. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

6. Inquiries

There were no Inquiries.

7. Other Business

There was no other business.

8. Adjournment

Next Meeting

**Wednesday, August 28, 2024**

The meeting adjourned at 9:42 am.

---

Original signed by K. Crozier,  
Committee Coordinator

---

Original signed by Councillor Jeff  
Leiper, Chair