

Subject: Motion - Front-Ending Report – Preliminary Design of the Leitrim Road/Bank Street Intersection Improvements and the Bank Street Widening (south of Leitrim Road to Dun Skipper Drive)

File Number: ACS2022-OCC-PLC-0003

Report to Planning Committee on 12 May 2022

and Council 25 May 2022

Submitted on May 2, 2022 by Kelly Crozier, Committee Coordinator

Contact Person: Kelly Crozier, Committee Coordinator

613-580-2424 ext. 16875, Kelly.Crozier@ottawa.ca

Ward: Gloucester-South Nepean (22)

Objet : Motion – Rapport d’entente préalable – Avant-projet des améliorations de l’intersection du chemin Leitrim et de la rue Bank et de l’élargissement de la rue Bank (au sud du chemin Leitrim jusqu’à la promenade Dun Skipper)

Dossier : ACS2022-OCC-PLC-0003

Rapport au Comité de l'urbanisme

le 12 mai 2022

et au Conseil le 25 mai 2022

Soumis le 2 mai 2022 par Kelly Crozier, Coordonnatrice du comité

Personne ressource : Kelly Crozier, Coordonnatrice du comité

613-580-2424 ext. 16875, Kelly.Crozier@ottawa.ca

Quartier : Gloucester Nepean-Sud (22)

REPORT RECOMMENDATIONS

That Planning Committee recommend that with respect to report ACS2021-PIE-PS-0047 Council approve the following amended recommendations as a replacement to those previously approved by Council:

1. **Deleting reference to “Leitrim Land Owners Group Inc.” in recommendations #1 through 3, inclusive and replacing with “Pathways South Regional Inc., Leitrim South Holdings Inc., Findlay Creek Partnership (Comprised of: Findlay Creek Properties (South) Ltd. And 1534524 Ontario Inc.), Barrett Co-Tenancy (Comprised of: Findlay Creek Properties (North) Ltd., Tartan Homes (North Leitrim) Inc., and Tartan Land (North Leitrim) Inc.), Claridge Homes (Bank St.) Inc., and Urbandale Corporation”;** and
2. **Disbursing the approved funding as follows, subject to fulfillment of the Front-Ending Agreement conditions as described in this report.**

RECOMMANDATIONS DU RAPPORT

En ce qui a trait au rapport ACS2021-PIE-PS-0047, que le Comité de l’urbanisme recommande au Conseil d’approuver les recommandations modifiées suivantes en remplacement de celles qui avaient déjà été approuvées par le Conseil :

1. **supprimer la référence à « Leitrim Land Owners Group Inc. » dans les recommandations 1 à 3 inclusivement, et la remplacer par « Pathways South Regional Inc., Leitrim South Holdings Inc., Findlay Creek Partnership (composé de Findlay Creek Properties (South) Ltd. et 1534524 Ontario Inc.), Barrett Co-Tenancy (composé de Findlay Creek Properties (North) Ltd., Tartan Homes (Leitrim North) Inc. et Tartan Land (Leitrim North) Inc.), Claridge Homes (Bank st.) Inc. et Urbandale Corporation »;**
2. **verser les fonds approuvés comme suit, sous réserve du respect des modalités de l’entente initiale comme il est décrit dans le présent rapport.**

BACKGROUND

At the Planning Committee meeting on April 28, 2022, Chair S. Moffatt introduced a Notice of Motion for consideration at the subsequent meeting. The motion is now before Planning Committee for consideration.

DISCUSSION

At the April 28, 2022 meeting of the Planning Committee, Chair Moffatt introduced the following Notice of Motion, for the Committee’s consideration at its meeting of May 12, 2022:

WHEREAS Council approved report ACS2021-PIE-PS-0047 on May 26, 2021 – a Front-Ending report concerning the Preliminary Design of the Leitrim Road/Bank Street Intersection Improvements and the Bank Street Widening (south of Leitrim Road to Dun Skipper Drive); and

WHEREAS to release the funds directed by the report, Council's recommendation needs to be directed to the legal entities identified in the report as the Leitrim Land Owners Group Inc.; and

WHEREAS the funds allocated for the front-ending report have not been released and are pending Council's consideration of the proposed amendment to the report previously adopted; and

WHEREAS Council approved entering into a Front-Ending Agreement with respect to the front-end cost of the completed portion of the Preliminary Design of the Bank Street Widening (south of Leitrim Road to Dun Skipper Drive) to an upset limit of \$896,056 plus applicable taxes; and

WHEREAS Council approved entering into a Front-Ending Agreement with respect to the front-end costs of the completed portion of the Preliminary Design of the Bank Street/Leitrim Road Intersection Improvements to an upset limit of \$630,129 plus applicable taxes; and

WHEREAS the total amount being paid will remain at the amount previously approved by Council; and

WHEREAS there are no legal impediments to the adoption of the recommendations of this report.

THEREFORE BE IT RESOLVED that Planning Committee recommend that with respect to report ACS2021-PIE-PS-0047 Council approve the following amended recommendations as a replacement to those previously approved by Council:

- 1. Deleting reference to "Leitrim Land Owners Group Inc." in recommendations #1 through 3, inclusive and replacing with "Pathways South Regional Inc., Leitrim South Holdings Inc., Findlay Creek Partnership (Comprised of: Findlay Creek Properties (South) Ltd. And 1534524 Ontario Inc.), Barrett Co-Tenancy (Comprised of: Findlay Creek Properties (North) Ltd., Tartan Homes (North Leitrim) Inc., and Tartan Land (North Leitrim) Inc.), Claridge Homes (Bank St.) Inc., and Urbandale Corporation"; and**

2. Disbursing the approved funding as follows, subject to fulfillment of the Front-Ending Agreement conditions:

Owner	Bank Street Widening (Leitrim Road to Dun Skipper)	Bank Street/Leitrim Road Intersection	Total*
Pathways South Regional Inc.	\$107,437.08	\$75,552.44	\$182,989.52
Leitrim South Holdings Inc.	\$192,114.34	\$135,099.61	\$327,213.95
Findlay Creek Partnership (Comprised of: Findlay Creek Properties (South) Ltd. And 1534524 Ontario Inc.)	\$73,118.14	\$51,418.51	\$124,536.65
Barrett Co-Tenancy (Comprised of: Findlay Creek Properties (North) Ltd., Tartan Homes (North Leitrim) Inc., and Tartan Land (North Leitrim) Inc.)	\$234,049.74	\$164,589.64	\$398,639.38
Claridge Homes (Bank St.) Inc.	\$162,006.87	\$113,927.28	\$275,934.15
Urbandale Corporation	\$127,329.51	\$89,541.30	\$216,870.81
Total*	\$896,055.68	\$630,128.78	\$1,526,184.46

*** Plus applicable taxes**

FINANCIAL IMPLICATIONS

There are no financial implications associated with the report recommendations.

The overall requirement of \$1,526,184.46 approved by Council through ACS2021-PIE-PS-0047 remains the same. Payments for the Bank Street Widening (Leitrim Road to

Dun Skipper) and Bank Street/Leitrim Road Intersection will occur in 2022 and 2026 respectively, subject to fulfilment of the Front-Ending Agreement conditions.

LEGAL IMPLICATIONS

There are no legal impediments to the adoption of the recommendations in this report

COMMENTS BY THE WARD COUNCILLOR(S)

Chair Moffatt raised this issue, by way of Notice at the April 28 Planning Committee meeting.

ADVISORY COMMITTEE(S) COMMENTS

Not applicable

CONSULTATION

No specific consultation was conducted in respect of this report. The public was notified of this report in such that the Notice of Motion was raised at the public meeting of the Planning Committee on April 28, 2022, and was listed on the associated meeting Disposition, which was posted to Ottawa.ca. Subsequently, the meeting was advertised in community newspapers and on Ottawa.ca, and the agenda was published on Monday, May 2, 2022.

Public delegations may be received by the Committee.

ACCESSIBILITY IMPACTS

This report was drafted to transmit the above Motion, approved at Committee, to Council for consideration its meeting of May 12, 2022. No specific accessibility impacts have been identified.

RISK MANAGEMENT IMPLICATIONS

There are no known risk management implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications associated with the report recommendation.

TERM OF COUNCIL PRIORITIES

This report has no direct impacts on the City's strategic priorities or directions identified

for the current term of Council.

DISPOSITION

Staff will take direction from Committee and Council and proceed accordingly.