

**Extract of Draft Minutes 17
Planning Committee
November 28, 2019**

**Extrait de l'ébauche
du procès-verbal 17
Comité de l'urbanisme
le 28 novembre 2019**

Front-Ending Report – Design and Construction of the Stittsville North South Arterial Road within the 195 Huntmar Drive Subdivision

ACS2019-PIE-PS-0120

Stittsville (6)

Report recommendations

That Planning Committee recommend that Council:

- 1. authorize the City and delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department, to enter into a Front-Ending Agreement with 2325483 Ontario Inc. for the design and construction of the Stittsville North South Arterial Road within the 195 Huntmar Drive subdivision as outlined in this report, to an upset limit of \$10,161,382 plus applicable taxes and indexing, in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Clerk and Solicitor;**
- 2. authorize the financial disbursement to reimburse the design and construction costs incurred by 2325483 Ontario Inc. pursuant to the execution of the Front-Ending Agreement;**
- 3. authorize the creation of a budget for the design and construction work required per the Front-Ending agreement;**
- 4. authorize the pre-committal of \$10,161,382 plus applicable taxes and indexing (the upset limit of the Front-Ending Agreement) from the 2022 Capital Budget/Development Charges Forecast subject to execution of**

the Front-Ending Agreement;

- 5. authorize the expenditure of \$10,161,382 plus applicable taxes and indexing (upset limit) in accordance with the reimbursement schedule set out in the Front-Ending Agreement.**

Derrick Moodie, Manager, Development Review – West, Planning, Infrastructure and Economic Development department, responded to questions.

- Brian Crombie, spoke in opposition and presented objections on behalf of Eugene Melnyk, Ottawa Senators/Capital Sports¹. They requested that consideration of this matter be deferred until such time as the Plan of Subdivision for 195 Huntmar has been approved, citing concerns about pedestrian safety impacts on current road operations of Palladium Drive, as well as exaggerated traffic delays during the pre and post-game events at the Canadian Tire Centre (CTC), for which an analysis has not been done by the owner.
- Arthur Gordon, Castleglenn Consultants Inc., (traffic consultant) indicated his firm had been hired by the Ottawa Senators to look at the impact of this proposal on the community and patrons of the CTC. He indicated there are gaps in the proposal being considered, including a deficit of funds to cover the infrastructure that area residents may be expecting, and including missing analyses of impacts on pedestrian and cycling safety, and added traffic delays around CTC events, findings that Castleglenn had ascertained and provided to City staff. He suggested Planning Committee consider a motion to direct staff to work with the proponent, to examine staging and refinement opportunities to mitigate delays and improve safety of the subject works that address the CTC concerns.
- Lloyd Phillips, and Geoff Colley, representing Palladium Auto Park 2, spoke to historic plans for Kanata West that included a conceptual realignment of Palladium Drive to have a T-intersection with a future north-south arterial, which has now been determined by the Ministry of Transportation to have been too close to Highway 417, and hence the need for this proposal at Huntmar

¹ Submission held on file

Drive. He indicated that the owners of the Palladium Auto Park have been working with the owners of 195 Huntmar to enable a workable solution and are supportive of the proposed front-ending agreement.

- Kevin McCrann, accompanied by Chris Gordon (transportation engineer), on behalf of Shenkman (landowner), provided background on the consultation that had occurred on this project over the last three years, and the stakeholders involved, including the Ottawa Senators and the MTO. They provided context, details and supporting arguments in respect of the planned subdivision development. He indicated they had reviewed the Senators' alternate proposal and that it was not feasible for the community or the planned development, and he took issue with the Senators' comments about a potential 1-4 minute traffic delay for pre- and post-game CTC events.

The following correspondence was provided to the committee coordinator for the Planning Committee between November 18 (the date the report was published to the City's website with the agenda) and the time it was considered on November 28, a copy of which is held on file:

- Comments dated November 27 from Eugene Melnyk, Owner and Governor, Ottawa Senators Hockey Club / Chief Executive Officer, Capital Sports & Entertainment

The committee carried the report recommendations as presented.