

**4. Oversizing of the Road and Sewer on Cambrian Road from Old Greenbank Road to New Greenbank Road Alignment**

**Surdimensionnement du chemin Cambrian et de son réseau d'égout, entre l'ancien et le nouveau tracé du chemin Greenbank**

**Committee recommendation**

**That Council approve the increase of the financial authority for the oversizing of the road and sewer on Cambrian Road, from Old Greenbank Road to New Greenbank Road Alignment by \$57,869.39 to \$3,350,911.39 plus taxes.**

**Recommandation du Comité**

**Que le Conseil approuve l'augmentation de 57 869,39 \$, pour un montant total de 3 350 911,39 \$ taxes en sus, de l'autorisation financière relative au surdimensionnement de la chaussée et de l'égout du chemin Cambrian, entre l'ancien et le nouveau tracé du chemin Greenbank..**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated April 8, 2021 (ACS2021-PIE-PS-0055)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 8 avril 2021 (ACS2021-PIE-PS-0055)

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
22 April 2021 / 22 avril 2021**

**and Council  
et au Conseil  
28 April 2021 / 28 avril 2021**

**Submitted on 8 April 2021  
Soumis le 8 avril 2021**

**Submitted by  
Soumis par:**

**Lee Ann Snedden  
Director / Directrice**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
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**Ward: BARRHAVEN (3)**

**File Number: ACS2021-PIE-PS-0055**

**SUBJECT: Oversizing of the Road and Sewer on Cambrian Road from Old  
Greenbank Road to New Greenbank Road Alignment**

**OBJET: Surdimensionnement du chemin Cambrian et de son réseau d'égout,  
entre l'ancien et le nouveau tracé du chemin Greenbank**

## **REPORT RECOMMENDATIONS**

**That Planning Committee recommend that Council approve the increase of the  
financial authority for the oversizing of the road and sewer on Cambrian Road,**

**from Old Greenbank Road to New Greenbank Road Alignment by \$57,869.39 to \$3,350,911.39 plus taxes.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité de l'urbanisme recommande au Conseil d'approuver l'augmentation de 57 869,39 \$, pour un montant total de 3 350 911,39 \$ taxes en sus, de l'autorisation financière relative au surdimensionnement de la chaussée et de l'égout du chemin Cambrian, entre l'ancien et le nouveau tracé du chemin Greenbank.**

## **BACKGROUND**

On July 15, 2020, Council approved a front-ending agreement in respect of the above project. The relevant recommendation provided:

Authorize the reimbursement of the oversizing of the road and sewer costs incurred by Mattamy Limited pursuant to the execution of the Front-Ending Agreement, to a maximum amount of \$3,293,042 plus applicable taxes and indexing, in accordance with the reimbursement schedule set out in the Front-Ending Agreement

## **DISCUSSION**

Staff have reviewed the final cost submission by the developer Mattamy (Half Moon Bay) Limited and are satisfied that the costs have been properly incurred and expended. The amount of \$3,350,911.39 is exclusive of the non-reimbursable portion of the H.S.T. which is 1.76 per cent of this amount or \$58,976.04 which gives a total for the project of \$3,409,887.43. The City is entitled to recover the non-reimbursable H.S.T. amount from development charges. The total amount allocated for Cambrian in the 2019 background study is \$3,351,000. At the time of the next comprehensive review of development charges, staff will include the additional amount by which the total cost of the Cambrian oversizing exceeds that in the 2019 background study, \$58,887.93 as a cost to be recovered through the development charges by-law.

## **RURAL IMPLICATIONS**

There are no rural implications associated with the proposed Front-Ending Agreement.

## **CONSULTATION**

All development approvals were conducted according to the requirements of the *Planning Act* and the City's Public Notification and Consultation Policy. The front-ending entities agree to the process outlined herein.

## **COMMENTS BY THE WARD COUNCILLOR**

The Councillor is aware of this report.

## **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendation of this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with the front-ending of the intersection.

## **ASSET MANAGEMENT IMPLICATIONS**

The project in this report is consistent with the City's Comprehensive Asset Management (CAM) Program objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner. The proposed Front-Ending Agreement with Mattamy Limited for the oversizing of the road and sewer on Cambrian Road, from Old Greenbank to New Greenbank Alignment, allows for the infrastructure to be built and operational in advance of the City's capital project plans for emplacement of these same works.

## FINANCIAL IMPLICATIONS

The updated cost breakdowns to the 2020 report (ACS2020-PIE-PS-0073) are set out in the Table below. As stated in the 2020 report, repayment is subject to fulfillment of the front-ending conditions. These are the final costs as the project has been constructed.

Development Charge Appendix E-1, Table 3 - DC Project Number 1.CWA01	Oversizing of Road and Sewer on Cambrian Road, from Old Greenbank to New Greenbank Alignment		
	Previous approval	Increase	Total
A. Construction	\$2,863,515.00	\$50,320.99	\$2,913,835.99
B. 15 % Engineering	\$429,527.00	\$7,548.40	\$437,075.40
C. 10 % Project Management	\$0.00	\$0.00	\$0.00
D. 15 % Contingency	\$0.00	\$0.00	\$0.00
<b>Sub-Total</b>	<b>\$3,293,042.00</b>	<b>\$57,869.39</b>	<b>\$3,350,911.39</b>
E. City Sunk HST (1.76%)	\$57,958.00	\$1,018.04	\$58,976.04
<b>Total</b>	<b>\$3,351,000.00</b>	<b>\$58,887.43</b>	<b>\$3,409,887.43</b>

Upon Council approval of the recommendation, 910234 FEA Cambrian Rd will be revised. As noted in the above Discussion, staff will seeking to include in the next development charge background study the additional \$58,887.93 for the project beyond that identified in the 2019 background study as a cost to be recovered through development charges.

## ACCESSIBILITY IMPACTS

All infrastructure will be designed in accordance with all relevant legislation and regulations.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications with the front ending of this Roadway.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- C2 – Enable the achievement of our short- and long-term success
- ES1 – Support an environmentally sustainability.

## **DISPOSITION**

Legal Services will prepare an amendment to the front-ending agreement to provide for the payment of the additional amount. The Treasurer will earmark funds for repayment as noted in this report.