

5. THIRD PARTY INFRASTRUCTURE AGREEMENT FOR THE DETAILED DESIGN, TENDER AND CONSTRUCTION OF THE BYPASS SANITARY SEWER ALONG JOHNWOODS STREET

ENTENTE DE TIERS SUR L'INFRASTRUCTURE EN VUE DE LA CONCEPTION DÉTAILLÉE, DU PROCESSUS DE SOUMISSION ET DE LA CONSTRUCTION D'UN ÉGOUT SÉPARATIF DE DÉRIVATION LE LONG DE LA RUE JOHNWOODS

COMMITTEE RECOMMENDATION

That Council delegate authority to the General Manager, Planning, Infrastructure and Economic Development department, to enter into a Third Party Infrastructure Agreement with Mattamy Homes for the detailed design, tender and construction of a 250-millimetre diameter bypass sanitary sewer along Johnwoods Street between Maple Grove Road and Johnwoods Street Sanitary Pump Station, connecting on Mika Street, to an upset limit of \$195,000 plus Harmonized Sale Tax

RECOMMANDATION DU COMITÉ

Que Conseil délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir de conclure avec Mattamy Homes une entente de tiers sur l'infrastructure en vue de la conception détaillée, du processus de soumission et de la construction d'un égout séparatif de dérivation d'un diamètre de 250 millimètres le long de la rue Johnwoods, entre le chemin Maple Grove et la station de pompage d'eaux usées de la rue Johnwoods, et de son raccordement à l'égout de la rue Mika, pour un budget maximal de 195 000 \$, taxe de vente harmonisée en sus.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 4 December 2017 (ACS2017-PIE-PS-0139).

Rapport de la directrice, Service de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 4 décembre 2017 (ACS2017-PIE-IS-0139).

2. Extract of draft Minutes, Planning Committee, 12 December 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 12 décembre 2017

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
12 December 2017 / 12 décembre 2017**

**and Council / et au Conseil
January 31, 2018 / 31 janvier 2018**

**Submitted on December 4, 2017
Soumis le 4 décembre 2017**

**Submitted by
Soumis par:
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Ward: STITTSVILLE (6)

File Number: ACS2017-PIE-PS-0139

**SUBJECT: Third Party Infrastructure Agreement for the detailed design, tender
and construction of the bypass sanitary sewer along Johnwoods
Street**

**OBJET: Entente de tiers sur l'infrastructure en vue de la conception détaillée,
du processus de soumission et de la construction d'un égout
séparatif de dérivation le long de la rue Johnwoods**

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council delegate authority to the General Manager, Planning, Infrastructure and Economic Development department, to enter into a Third Party Infrastructure Agreement with Mattamy Homes for the detailed design, tender and construction of a 250-millimetre diameter bypass sanitary sewer along Johnwoods Street between Maple Grove Road and Johnwoods Street Sanitary Pump Station, connecting on Mika Street, to an upset limit of \$195,000 plus Harmonized Sale Tax

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir de conclure avec Mattamy Homes une entente de tiers sur l'infrastructure en vue de la conception détaillée, du processus de soumission et de la construction d'un égout séparatif de dérivation d'un diamètre de 250 millimètres le long de la rue Johnwoods, entre le chemin Maple Grove et la station de pompage d'eaux usées de la rue Johnwoods, et de son raccordement à l'égout de la rue Mika, pour un budget maximal de 195 000 \$, taxe de vente harmonisée en sus.

BACKGROUND

Johnwoods Street Sanitary Pumping Station Decommissioning Project

The proposed 250-millimetre bypass sanitary sewer is part of the Johnwoods Street Sanitary Pumping Station decommissioning project. With the expected completion of the Kanata West Pumping Station in early 2018, Johnwoods Street Pumping Station, along with four other pumping stations in the west end of Ottawa are scheduled to be replaced with bypass sanitary sewers and decommissioned. Funding for this project was approved in 2015.

The aim of the project is to reduce sanitary sewer flows to the Hazeldean Pumping Station by diverting sanitary flows by gravity to the new Kanata West Pumping Station. This will provide cost savings to the City by avoiding the need to construct a third discharge forcemain from the Hazeldean Pumping Station, and save operation and maintenance costs from the five sanitary pumping stations selected for decommissioning.

The new gravity bypass sewer (approximately 115 metres of 250-millimetre diameter) that will replace the Johnwoods Street Pumping Station will divert the flow to the Maple Grove Sewer. The decommissioning of the station is scheduled for later in 2019.

Johnwoods Street Conversion to Multi-Use Pathway Project

Separate from the decommissioning project, Johnwoods Street between Maple Grove Road and Rosehill Avenue is part of a Plan of Subdivision application submitted by Mattamy Homes in 2007, known as Fairwinds West (D07-16-07-0021). The subdivision was draft approved in 2013 and registered in 2015. One of the conditions of subdivision approval is for Mattamy to undertake the conversion of Johnwoods Street road allowance between Maple Grove Road and Rosehill Avenue to remove vehicular traffic and to convert it to a linear multi-use pathway. The work includes the removal of the existing asphalt roadway, the construction of a new asphalt multi-use pathway, and associated landscaping changes.

The portion of Johnwoods between Maple Grove Road and Rosehill Avenue has been closed to vehicle traffic since November 15, 2017 and the removal work is currently underway. The project is scheduled to be completed in the summer of 2018.

DISCUSSION

Given the proposed construction timeline of the two projects, staff is recommending that Council grant delegated authority to the General Manager, Planning, Infrastructure and Economic Development department to enter into a third party infrastructure agreement with Mattamy Homes for the detailed design, tender and construction of the 250-millimetre by-pass gravity sanitary sewer so that it may be combined and coordinated with the Johnwoods Street conversion project. Combining the two projects will avoid duplication of work and throw away costs which would otherwise be incurred if the multi-use pathway project was to proceed in advance of the sanitary bypass sewer. The removal of a section of the newly constructed multi-use pathway would then be required to allow the construction of the bypass sanitary sewer. Combining the two projects will also minimize the amount of construction related disruption for the adjacent residents. The actual decommissioning of the station will not be part of this agreement.

The estimate for the construction of the 250-millimetre bypass sanitary sewer on Johnwoods Street between Maple Grove Road and Johnwoods Street Pumping Station is \$195,000 plus harmonized sale tax (HST). Project funding has been established through account number 908904. Staff is recommending that delegated authority be

granted to enter into an agreement with an upset limit of \$195,000 plus HST, which is consistent with the level C cost estimate available for the Johnwoods Street Pumping Station decommissioning project.

RURAL IMPLICATIONS

There are no rural implications with this report.

CONSULTATION

Public consultation is not required for this agreement.

COMMENTS BY THE WARD COUNCILLOR

“Councillor is aware of the project and is in support. As a Councillor, I feel that conducting the pump station decommissioning work simultaneous to the linear park project is beneficial to the community in numerous ways: having the work done all at once will ensure that both projects are completed as early as possible, reducing the future impacts and disturbance the work may cause members of the community. Additionally, by conducting the underground pump station work first, overall maintenance costs will be kept in check by minimizing the potential disturbance to aesthetic pathway features.”

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendation in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications. If Mattamy Homes does not enter into the Third Party Infrastructure agreement, the City will continue with the decommissioning work as previously planned.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's Comprehensive Asset Management (CAM) Program ([City of Ottawa Comprehensive Asset Management Program](#)) objectives.

Entering into a third party infrastructure agreement, in this case between the City and Mattamy Homes, for the detailed design, tender and construction of a 250-millimetre diameter bypass sanitary sewer along Johnwoods Street as outlined in this report,

supports a level of service expectation and what needs to be done to achieve those levels.

FINANCIAL IMPLICATIONS

Estimated costs are \$195,000 plus HST; funds are available within 908904 Decommission West End Pump Stations and Manhole. To facilitate financial management of the agreement, a new Planning Services internal order will be created, and \$199,000 (\$195,000 plus sunk HST) will be transferred from 908904 into the new account.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

The project addresses the following Term of Council Priorities:

ES2 – Reduce long-term costs through planned investment and staging of diversion and conservation strategies

FS1 – Demonstrate sound financial management

FS2 – Align strategic priorities to Council's financial targets

DISPOSITION

Following Planning Committee and Council approval, the Planning, Infrastructure and Economic Development Department, in consultation with the Office of the City Clerk and Solicitor and the Corporate Services department will complete a Third Party Infrastructure Agreement between the City and Mattamy Homes for the detailed design, tender and construction of the 250-millimetre by-pass diversion sewer along Johnwoods Street from Maple Grove Road to the Johnwoods Street Pumping Station to an upset limit of \$195,000 plus HST.