

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

MEMORANDUM  
NOTE DE SERVICE

Our File/N/Réf.                    S.3.2.927  
Your File/V/Réf.

DATE                                24 December 1999

TO/DEST.                         Chair and Members of Council

FROM/EXP.                        Acting Regional Solicitor

SUBJECT/OBJET                 **SUBDIVISIONS**  
**CENTRAL PARK**  
**ASHCROFT DEVELOPMENTS INC.**

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BACKGROUND

At its meeting on 11 May 1999, Planning and Environment Committee considered a report from the Planning and Development Approvals Commissioner recommending the registration of the plan of subdivision for Phase 2 of Ashcroft's Central Park development. The report, which was ultimately approved by Council on 26 May 1999 (Planning and Environment Committee Report 32, Item 2), was amended at Committee to include the following recommendation:

That the Regional Subdivision Agreement applying to the final plan intended for registration for the balance of the subdivision application 06T-92026 include the requirement that the Inhibiting Order not be lifted for any portion of Phase 2, until such time as the Stormwater Management Facility has been constructed to the satisfaction of the Regional Municipality of Ottawa-Carleton, and that the total number of occupied dwelling units shall not exceed 320 units until this facility is operational.

The Central Park development was issued building permits for a total of 324 dwelling units. (Staff agreed to a 4 unit increase to permit the completion of a townhouse block). Construction of the stormwater management facility commenced in July, 1999. The facility has not been completed. Regional and City of Ottawa staff met on 12 November 1999 in an effort to arrive at a joint staff position as to what would be required of Ashcroft:

- a) Before further building permits could be issued, and
- b) Before the facility would be considered complete.

Information Previously Distributed

To be listed on Planning and Environment  
Committee Agenda of 25 January 2000

The letter setting forth the joint staff position is being separately distributed along with the response by Ashcroft. A meeting with Regional staff, City staff and representatives of Ashcroft took place on 29 November 1999. Ashcroft stated that it is prepared to meet each of the requirements set forth in the letter of 15 November 1999. However, Ashcroft also stated that with respect to the following interim requirements (i.e. those required before further building permits could be issued), it will not be possible to meet such requirements immediately:

- Construction of Armour Wall
- Completion of Berm in accordance with approved design
- Installation of Asphalt/Concrete Liner in forebay
- Grading of forebay to final elevation and slope

As a result, Ashcroft has requested that it be permitted to obtain building permits for up to 500 dwelling units until such time as the above interim steps have been achieved.

### DISCUSSION

The total number of expected dwelling units on the Ashcroft lands is approximately 1100. 500 dwelling units would thus represent 45% per cent of the total development on the Ashcroft lands. The stormwater management facility is also intended to service development on the former Assaly and on the Department of Communication lands which have a development potential of approximately 540 dwelling units.

Regional staff have reviewed the interim as-built drawings for the facility and have also conducted a site visit. Staff are satisfied that in its present, admittedly uncompleted, state the facility will nevertheless serve to ameliorate the drainage that finds its way into the facility. Given this view, the significant development that is yet to be brought to fruition at Central Park, and Ashcroft's agreement to comply with the interim and final measures outlined in the letter of 15 November 1999, it is the opinion of staff that it is reasonable to permit Ashcroft to obtain building permits for up to 500 dwelling units until such time as all of the interim measures in the letter of 15 November 1999 have been implemented.

Once Ashcroft has fully met the minimum requirements for obtaining interim operational status for the stormwater management facility, there will be no restriction on building permits. However, if the final requirements have not been met by 30 June 2000, Ashcroft will be deemed to be in default of the Subdivision agreement and the Region will cash the Letter of Credit currently held by it and deposit the funds into the Region's account. Given the progress that has been made to date on the facility, staff are hopeful that such action will not be necessary.

*Approved by*  
*E.A. Johnston*

cc: Environment and Transportation Commissioner  
Planning and Development Approvals Commissioner  
Chief Administrative Officer