

June 4, 1999

ACS1999-PW-PLN-0074  
(File: TSO3000-1999/001)

Department of Urban Planning and Public  
Works

Ward/Quartier  
OT4 - Rideau

- Planning and Economic Development  
Committee / Comité de l'urbanisme et de  
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

### **Street Opening - 710 Montreal Road**

### **Ouverture de rue - 710, chemin Montréal**

### **Recommendation**

That the Road Opening Application (TSO3000-99/001) for Block 42 on Registered Plan 4M-1030, occurring within Phase 1 of the Carson's Grove Subdivision, be APPROVED, subject to the conditions described in Documents 2 and 3.



June 7, 1999 (11:49a)

Edward Robinson  
Commissioner of Urban Planning and Public  
Works



June 9, 1999 (10:33a)

Approved by  
John S. Burke  
Chief Administrative Officer

PM:pm

Contact: Prescott McDonald - 244-5300 ext. 1-3854

## Financial Comment

Subject to City Council approval, all costs pertaining to the road construction will be the responsibility of the applicant. The Financial Security will be retained by the City Treasurer until advised that all conditions have been met and the security is to be released.

The cost of maintenance will be charged to the Department of Urban Planning and Public Works Roads Maintenance Operations.

  
June 7, 1999 (9:39a)

for Mona Monkman  
City Treasurer

BH:cds

## Executive Report

### Reasons Behind Recommendation

The purpose of this application is to open a new street within Block 42 of Registered Plan of Subdivision 4M-1030, located on the northerly municipal boundary between the cities of Ottawa and Gloucester, adjacent to the Aviation Parkway. This will finalize the street patterns within Phase 1 of the Carson's Grove Plan of Subdivision, shown on Document 1. Proposed within Block 42 are 19 detached dwelling units. This application will facilitate the construction of a street which will terminate with a cul-de-sac and provide a municipal street access for nine of the 19 detached dwelling units. The remaining 10 detached dwellings will have frontage onto a street which has been previously approved on the plan of subdivision.

Conditions contained in Document 2 and 3 will ensure the proper development of the street and that the Registered Owner will be responsible for all costs associated with the building of the street.

### Consultation

#### Notification and Consultation Process

Notification and consultation procedures carried out in accordance with Early Notification Procedure P&D\PPP\N&C #2 approved by City Council for Closure and Conveyances and Opening of Streets and Lanes. This application was concurrently with companion Site Plan Control (staff delegated), Part Lot Control and Zoning applications.

### Application Process Timeline Status

This application was received on April 16, 1999, and was subject to a project management timeline, as recommended by the “Better Way Task Force Report”. A Process chart establishing critical milestones was prepared and circulated as part of the technical and early notification processes. This application is proceeding to Planning and Economic Development Committee in advance of the projected approval date.

### **Disposition**

Office of the City Solicitor to prepare the required by-law for enactment by City Council.

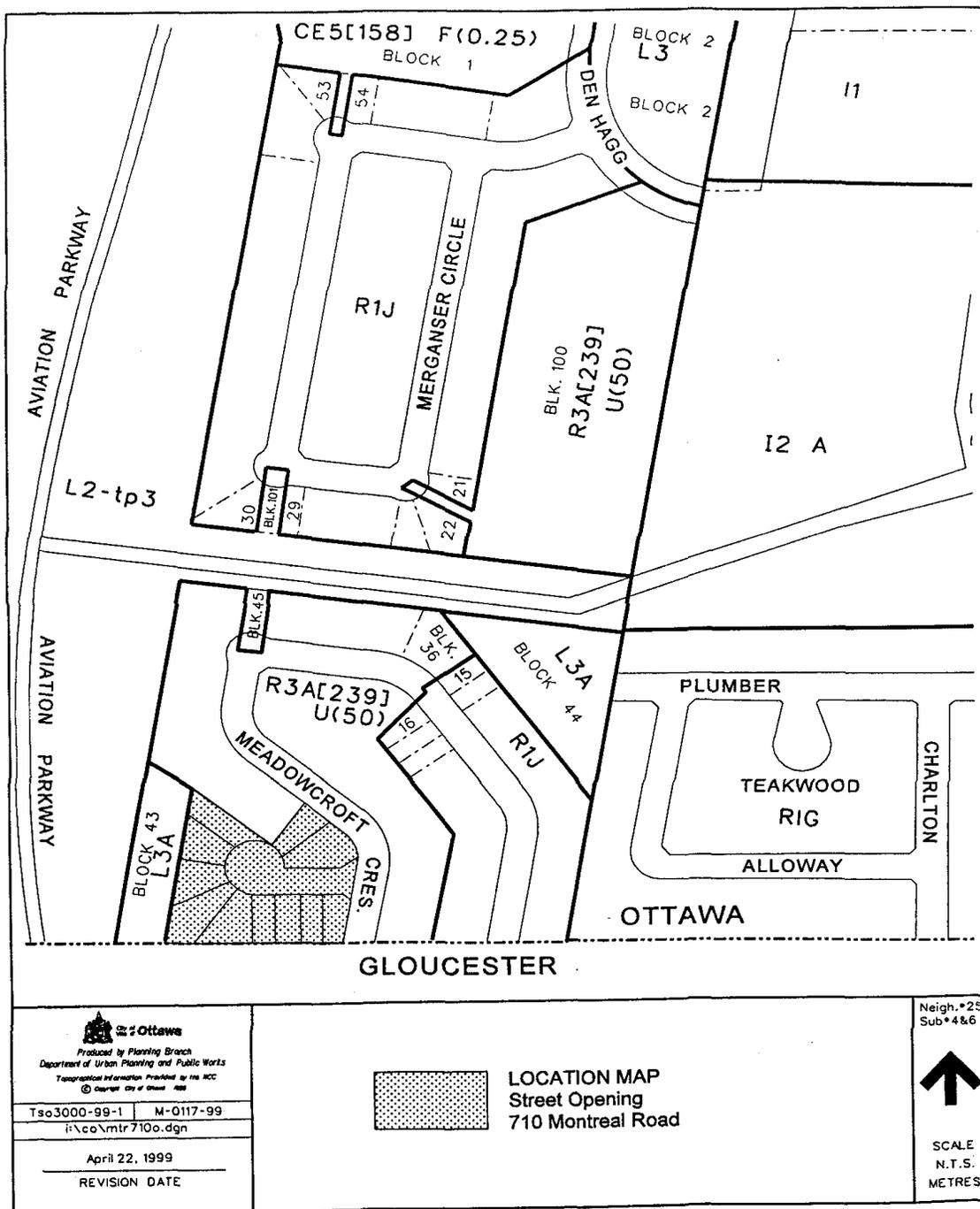
### **List of Supporting Documentation**

Document 1	Location Plan
Document 2	Conditions of Road Opening
Document 3	Specification for the Construction of Roads
Document 4	Security Requirements - Schedule “B”

# Part II - Supporting Documentation

## LOCATION PLAN

## Document 1



**CONDITIONS FOR ROAD OPENING**

Document 2

**The following conditions are to be included in the Road Opening Approval****1.0 GENERAL**

- 1.1 That the Registered Owner shall provide at no cost to the City, a legal survey (reference plan), prepared by an Ontario Land Surveyor that is acceptable to the City Surveyor setting out the limits of the road right-of-way for the road to be opened (Warnock Way) on said plan.  
CONTACT: John Smit, 244-5300, ext. 3866, Licensing, Transportation & Buildings Branch.
- 1.2 That the lands described on the survey plan to be prepared in accordance with Condition 1.1 for the road opening, be conveyed to the City of Ottawa and be established as a public street in accordance with the provisions of the Municipal Act.  
CONTACT: John Smit, 244-5300, ext. 3866, Licensing, Transportation & Buildings Branch.
- 1.3 That the Registered Owner be responsible for the cost and installation of the road, which is to be developed with an 8.5 metre pavement width, and required services, including street lighting and landscaping in accordance with the City of Ottawa Subdivision Policy, the Municipality's CR-98 for roads within an 18.0 metre ROW, and the Subdivision Agreement between the Owner and the City for the subdivision of the owner's lands, which includes the lands that will be subdivided as a result of the road opening.  
CONTACT: John Smit, 244-5300, ext. 3866, Licensing, Transportation & Buildings Branch.
- 1.4 That Financial Securities for the full cost of developing the public roads in accordance with Condition 2 (for the road opening) be provided to the satisfaction of the City Treasurer.  
CONTACT: John Smit, 244-5300, ext. 3866, Licensing, Transportation & Buildings Branch.
- 1.5 That the Registered Owner enter into an agreement with the City of Ottawa that is to the satisfaction of the City Solicitor and the Commissioner of Urban Planning and Public Works for the construction of the roadway to be established.  
CONTACT: John Smit, 244-5300, ext. 3866, Licensing, Transportation & Buildings Branch.
- 1.6 That the Registered Owner shall have completed the construction of the roadway in its final form to the satisfaction of the Commissioner of Urban Planning and Public Works, and shall have conveyed to the City the completed road within one year of the issuance of the final building permit for development of those lands fronting onto the roadway.  
CONTACT: John Smit, 244-5300, ext. 3866, Licensing, Transportation & Buildings Branch.
- 1.7 That all conditions as approved in the original 1999 subdivision agreement still apply.

CONTACT: David Wright, 244-5300, ext. 3829, Engineering Branch.

- 1.8 That a 4.0 metre wide block of land between Lots 51 and 52 from the proposed cul de sac to the Conservation Area be conveyed to the City of Ottawa and be established as public access in accordance with the provisions of the Municipal Act.  
CONTACT: Bruce Coombe, 244-5300, ext. 3461, Engineering Branch
- 1.9 That the Registered Owner shall be responsible for entering into a Do-it-Yourself Agreement to construct storm and sanitary sewers within the road allowance to the satisfaction of the Commissioner of Urban Planning and Public Works. The agreement shall cover sewers from the designated outlets on Meadowcroft Crescent to the cul de sac.  
CONTACT: Dean Aqiqi, 244-5300, ext 3947, Engineering Branch
- 1.10 That the Registered Owner shall be responsible for 100 percent of the cost, design and construction required to outlet the storm and sanitary sewers for the cul-de-sac. The connections are to be made at the first set of manholes at the intersection of Meadowcroft Crescent and Warnock Way.  
CONTACT: Dean Aqiqi, 244-5300, ext. 3947, Engineering Branch
- 1.11 That the Registered Owner shall be responsible for entering into a Do-it-Yourself Agreement to construct a local road within the road allowance for Warnock Way to the satisfaction of the Commissioner of Urban Planning and Public Works.  
CONTACT: Dean Aqiqi, 244-5300. Ext/ 3047. Engineering Branch
- 1.12 That the Registered Owner be responsible for the cost, and the installation of the roads which are to be developed with a 9.0 meter pavement width, and required services, including street lighting and landscaping in accordance with the City of Ottawa Subdivision Policy, the Municipality's CR-90 for roads within an 20.0 meter ROW, and the Subdivision Agreement as amended between the Registered Owner and the City for the subdivision of the Owners lands, which includes the lands that will be subdivided as a result of the Road Opening.  
CONTACT: Dean Aqiqi, 244-5300, ext. 3947, Engineering Branch
- 1.13 That the Registered Owner agrees to submit financial securities, as identified in Schedule "B" of this Street Opening Agreement, with the City Solicitor.  
CONTACT: Dean Aqiqi, 244-5300, ext. 3947, Engineering Branch
- 1.14 This development is subject to an Inter-municipal Agreement and previous subdivision conditions.  
CONTACT: Kirk Stewart, 244-5300, ext. 3834, Engineering Branch
- 1.15 The approved Stormwater Design Plan prepared by J.L. Richards & Associates dated December, 1998 has provided for an overland flow route to the Conservation Area. The current development proposal for Warnock Way has eliminated access to the Conservation Area by overland flow. A 4-metre wide block will be required to be dedicated to the City to maintain access to the Conservation Area and to permit access to the catch basin located in the Conservation Area.

For further information, contact Dave Wright , 244-5300, ext. 3829, Engineering Branch.

## **2.0 ROADS**

- 2.1 The Registered Owner shall construct the roads shown on the Street Opening Application to the requirements shown on Schedule “A” and the specifications of the Commissioner of Urban Planning and Public Works of the City. The specifications for the roads shall be as per the approved drawings and the Ontario Provincial Standards for Roads and Municipal Services Manual as modified by the City of Ottawa, Department of Urban Planning and Public Works, General Conditions and Standard Specifications Manual.
- 2.2 The Registered Owner agrees that all road construction within the Street Opening Application shall be completed to the satisfaction of the Commissioner of Urban Planning and Public Works no later than two(2) years from the date of execution of this Agreement, in default whereof the City will retain the bonding files to secure this obligation.
- 2.3 The Registered Owner shall ensure that construction vehicles are loaded and driven so that the contents will not fall, spill or be deposited on any road that has been given preliminary or final acceptance.
- 2.4 The Registered Owner shall remove all spills, dirt, mud, stone or other transported material from the road at the end of each day. Should this material at any time post any hazard to vehicles or pedestrians, however, the Registered Owner shall clean the road immediately. In the event of a dispute, the Commissioner of Urban Planning and Public Works or his/her designate will decided what constitutes a hazard. Should the Registered Owner fail to remove such material as required, the Commissioner of Urban Planning and Public Works may order it removed at the expense of the Registered Owner.

## **3.0 SERVICES - GENERAL CONDITIONS**

- 3.1 At its own expense, the Registered Owner shall construct and install sanitary and storm sewers within the approved street opening using a “Do-It-Yourself” Agreement, in accordance with the plans and specifications prepared by the Commissioner of Urban Planning and Public Works.
- 3.2 The Registered Owner shall not commence any work on the construction of sanitary sewers or storm sewer until the City has received approval from the Ontario Ministry of the Environment. The Registered Owner shall not commence work on the construction of sanitary sewers or storm sewers until the Commissioner of Urban Planning and Public Works has given notice to do so.
- 3.3 At its own expense, the Registered Owner shall install fire hydrants to the satisfaction of the City’s Fire Department and the Regional Municipality of Ottawa-Carleton.

- 3.4 Prior to commencement of construction, the Registered Owner shall provide the City with the required plans and profiles in MicroStation, DGN formats and upon completion of the development, the Registered Owner shall provide the City with as-constructed plans and profiles in MicroStation, DGN format. All plans and profiles shall meet the requirements and specifications of the Commissioner of Urban Planning and Public Works of the City.

#### **4.0 ENGINEERING SERVICES AND INSPECTION**

- 4.1 The City shall provide the Registered Owner with inspection, testing and engineering services. The Registered Owner shall reimburse the City for these services as provided for in Schedule "B", attached hereto.
- 4.2 The Registered Owner shall provide the City with a duplicate original or a certified copy of the contract between the Registered Owner and the contractor, or between the Registered Owner and the subcontractors, showing a breakdown of the cost of installation of each of the services or, if the work is being done on a unit-price basis, the Registered Owner shall supply a detailed statement of the cost of installation of all services on the form provided by, and supplying all the information, to the satisfaction of the Commissioner of Finance of the City.
- 4.3 The Registered Owner shall ensure that all Building Service Reports (Dye Testing, Pressure Testing and Physical Inspection) are completed to the satisfaction of the Commissioner of Urban Planning and Public Works and are submitted to the City prior to the issuance of an Occupancy Permit for each unit.

#### **5.0 FINANCIAL SECURITY**

The Registered Owner shall file with the City Solicitor, prior to approval of this Application by the City, financial security in the form of Letter of Credit or certified cheque in the amount(s) as set forth on Schedule "B" attached hereto. This security shall guarantee that the Registered Owner shall construct, install and maintain the services and roads pursuant to this Agreement to the satisfaction of the Commissioner of Urban Planning and Public Works or such other official of the City. In the alternative, the Registered Owner shall file financial security guaranteeing that a contractor shall construct, install and maintain the services and roads pursuant to this Agreement to the satisfaction of the Commissioner of Urban Planning and Public Works or such other official of the City and the Registered Owner shall appear in the said security as a co-obligee along with the Contractor.

**SPECIFICATION FOR THE CONSTRUCTION OF ROADS**

Document 3

**SCHEDULE "A"****REFERRED TO IN THE FOREGOING AGREEMENT  
SPECIFICATIONS FOR THE CONSTRUCTION OF ROADS,  
INCLUDING LANEWAYS, PAVEMENT, CURBS AND GUTTERS**

1. In these specifications,
  - (a) "Developer" means the Developer or its contractors;
  - (b) "Commissioner" means the Commissioner of Department of Urban Planning and Public Works of the Corporation of the City of Ottawa, or his/her authorized representatives.
  
2. **SCOPE OF ROAD CONSTRUCTION, ETC. - GENERAL**
  - (1) The Developer shall construct the roads in the development to the requirements of the Commissioner and in accordance with these specifications.
  - (2) No work shall be done by the Developer in constructing gravel access roads until all the services and service laterals hereinafter mentioned have been installed and are ready for service except in the case of industrial developments.
  - (3) The pavement, curbs and gutter shall be constructed also in accordance with the specifications as hereinafter set forth.
  - (4) The pavement, curbs and gutters shall be completed within twelve months of the Commissioner's written acceptance of the gravel access road.
  - (5) If construction of the pavements or any of them is delayed on the instruction of the Commissioner, and not otherwise, the obligation of the Developer to maintain the gravel access roads shall cease on the expiration of eighteen months from the time of acceptance of the gravel access roads by the Commissioner. Maintenance shall include oiling or other dust control methods required by the Commissioner but shall not include snow removal.
  - (6) The Developer shall construct temporary access roads,
    - (a) for the construction of buildings in the development, and
    - (b) for the use and convenience of property owners and the general public, all to the requirements and satisfaction of the Commissioner and shall maintain said temporary access roads in accordance with the requirements of the Commissioner.

- (8) No building or other structure shall be occupied until such time as the gravel access road on which the building or structure fronts has been granted preliminary acceptance. If it is not possible to construct the access road in accordance with subparagraph 2.1 by reason of weather or the completion of underground services, the Commissioner may upon application grant permission to occupy a building or structure upon completion of a temporary access road as provided in subparagraph 8.
- (9) All boulevards shall be graded and covered with suitable top soil to a uniform depth of four inches and driveways shall be constructed between the curb and property line in accordance with the provisions of By-Law 170-73, as amended, of the Corporation. Boulevards shall be graded so as not to interfere with any manhole, hydrant, valve post or any other utility plant. Should any boulevard be graded so as to interfere with the aforementioned, the Developer will be responsible for the required adjustment to the utility plant and/or grade of the boulevard to the satisfaction of the respective utility. The lawns, boulevards and driveways after the construction of curbs/or sidewalks are to be reinstated.
- (10) In cases where the Commissioner in his/her sole discretion considers it necessary, subsoil excavation will be carried out and materials being used for road construction tested, and the Developer shall pay for these services and any extra or further materials required by the Commissioner.
- (11) When the pavement, curbs and gutters have been constructed in accordance with these specifications, the Developer shall apply for the Commissioner's approval and the Commissioner shall notify the Developer in writing that the said pavement, curb and gutter is acceptable to him, and where it is not acceptable, he shall detail the work to be done and the Developer shall do the work and re-apply for approval.
- (12) The Developer shall maintain said pavement, curbs and gutters from said acceptance by the Commissioner until accepted by the Corporation which shall not be before twelve months from the date of the Commissioner's acceptance and where necessary, the Developer shall reconstruct any section or sections of the pavement, curb or gutter or any of them to the satisfaction of the Commissioner, but maintenance shall not include snow removal.
- (13) If, on the date of commencement of construction of the pavement, curbs and gutters or any of them,
  - (a) the development is fully built up, the obligation of the Developer mentioned in the preceding subparagraph shall be limited to the making good of defects and failures arising out of defective workmanship or materials or non-compliance with the plans and specifications hereto annexed.
  - (b) the development is not fully built up, the obligation of the Developer relating to maintenance of pavement, curbs and gutters shall be as provided in the preceding subparagraph.

- (14) The Commissioner shall be the sole judge as to whether or not the development is fully built up on the date of commencement of the construction of the said pavement, curbs and gutters or any of them as mentioned in the preceding subparagraph.
- (15) All public lanes shall be graded, gravelled and paved in accordance with the specifications of the Commissioner, but access lanes to 5% lands need not be paved.
- (16) The Corporation shall not accept any road as a public highway by resolution or by-law until it is satisfied that all work has been completed in accordance with the provisions of these specifications and the Development Agreement.

### **3. DRAINAGE**

- (1) All vacant land in the development shall be graded, filled and drained in accordance with the directions of the Commissioner.
- (2) All lots in the development shall be graded in such a way that all surface drainage shall flow to the roads and where a rear part of any lot or block is low, the Developer shall fill it to enable the surface drainage to flow to the road, or arrange to have it drained to the storm sewer.
- (3) The Developer shall be responsible for the surface drainage of all the lands in the development and shall have it filled to comply with the preceding subparagraph.
- (4) Where there is an existing award ditch, the Developer shall be responsible for any changes to be made to the ditch and shall only make such changes as are directed and authorized by the Commissioner.
- (5) In all cases, the Developer shall, at its own expense, maintain sufficient interim drainage and outlets including all culverts and their installation and removal when required by the Commissioner, to provide adequate drainage until such time as the pavement with curbs and gutters has been constructed by the Corporation by resolution or by-law.
- (6) In the event of storm sewer outlets being unavailable, the Developer shall not be required to install storm sewers or curbs and gutters but shall provide adequate surface drainage including all culverts through a system of ditches in accordance with the specifications and directions of the Commissioner.
- (7) The access roads mentioned in subparagraph 2.8 of paragraph 2 shall be drained to the satisfaction of the Commissioner and the Developer shall maintain said drainage at all times.
- (8) The Developer shall in any agreement of purchase and sale and deed, require the purchaser or grantee to covenant to comply with the provisions of subparagraph 3.2 hereof.

**4. INSPECTOR'S DUTIES**

- (1) Inspectors shall see that the provisions of these specifications are faithfully adhered to, especially as regard the quality of the workmanship and materials.
- (2) An inspector may stop any portion of the work entirely if the work is not being executed in accordance with the provisions of these specifications.
- (3) No approval of works by any inspector shall be take as, or construed as being acceptance of defective or improper work or material, which shall, in every case, be removed and properly replaced whenever discovered at any stage of the work.
- (4) Orders given by inspectors relating to the quality of materials or workmanship shall be at once obeyed by the contractor.

**SCHEDULE "B"****Construction Cost Estimates and Security Requirements**

Developer: Claridge Homes

Subdivision: Warnock Way Block 42  
Carson Grove Phase 1

<b>WARNOCK WAY BLOCK 42 CARSON GROVE PHASE 1</b>	<b>CONSTRUCTION COST ESTIMATE</b>	<b>SECURITY PERCENTAGE</b>	<b>SECURITY REQUIREMENTS</b>
<b><u>ROADS</u></b>			
a) Gravel Access	Z12,400.00	75%	Z9,300.00
b) Asphalt	Z7,000.00	75%	Z5,250.00
c) Curbs and Gutters	Z6,200.00	75%	Z4,650.00
d) Inspection and Testing	Z500.00	60%	Z375.00
e) 3% Engineering	Z\$800.00	60%	Z600.00
<b><u>SEWERS</u></b>			
a) Sanitary	Z21,000.00	25%	Z15,750.00
b) Storm	Z35,000.00	25%	Z26,250.00
c) Iron Works	Z1,000.00	25%	Z750.00
d) Inspection and Testing	Z500.00	60%	Z375.00
e) 3% Engineering	Z1,800.00	60%	Z1,350.00
<b><u>STREETLIGHTING</u></b>	Z1,505.00	100%	Z1,125.00
	<b><u>TOTAL SECURITY REQUIREMENT</u></b>		<b>Z65,775.00</b>