

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. **50 10-98-0011-B**
Your File/V/Réf.

DATE 25 August 1998

TO/DEST. Co-ordinator
 Corporate Services and Economic Development Committee

FROM/EXP. Environment and Transportation Commissioner

SUBJECT/OBJET **WEST RIDEAU COLLECTOR SEWER PHASE 4B**
 FUTURE REPAYMENT - CONTRACT CT8202

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee and Council approve:

- 1. The extension of the West Rideau Collector Sewer approximately 500 meters south along Regional Road 73 (formerly Hwy. 16) from the existing limit of the sewer (approximately 1180 meters south of Merivale Road);**
- 2. The Region enter into an agreement with Minto Developments Inc. to implement the attached Memorandum of Understanding whereby Minto Developments Inc. pay the carrying costs incurred by the Region in providing sewer services to their land, notably the Chapman Mills Phase IV Subdivision;**
- 3. The repayment of the installation costs in the estimated amount of \$538,000 (encumbrance CT8202) with no carrying costs payable by the Region of Ottawa-Carleton to Minto Developments Inc. upon receipt of invoice;**
- 4. The repayment of the installation costs of approximately 90 meters of sewer stubs and manholes at the points of intersection with the Strandherd Stormwater Management Facility in the estimated amount of \$159,000 to the City of Nepean;**
- 5. The area be brought into the Region's Sanitary Sewer Area as soon as practicable;**
- 6. The advance of \$697,000 from the Sewer Capital Reserve Fund to the West Rideau Collector Phase 4B, Project No. 932-42054; and**

- 7. The agreement be executed and registered on title for the developer's lands in the Chapman Mills Phase IV Subdivision and be secured by a Letter of Credit prior to letting of the contract to bring sewer services to the land.**

RATIONALE

Phase 4A of the West Rideau Collector Sewer from the intersection of Merivale Road and Regional Road 73 south along Regional Road 73 for 1180 meters was commissioned in 1996 and presently serves the South Urban Community in the Cities of Nepean and Gloucester (see Map attached). Phase 4B is scheduled for construction in the year 2001 per our Ten Year Capital Budget Forecast. The developer however, requires a sanitary outlet for the completion of the Chapman Mills Phase IV Subdivision which is immediately adjacent to existing development. The developer has agreed to construct approximately 500 meters of Phase 4B and pay the carrying costs incurred by the Region on \$538,000, until such time as 650 dwelling units have been constructed (which includes an existing portion of a previous phase of the subdivision which has been temporarily diverted to an existing northern outlet), in lieu of constructing a 610 mm sewer within Minto's property parallel to the future West Rideau Collector extension.

Under the terms of the Memorandum of Understanding which will be integrated in the Subdivision Agreement between the Region of Ottawa-Carleton and Minto Developments Inc., repayment of the carrying costs would be carried out on a yearly basis until 650 units have been reached.

Repayment of the installation costs of approximately 90 meters of sewer stubs and manholes, at the points of intersection with the Strandherd Stormwater Management Facility, to the City of Nepean, is dependent upon the City's repayment schedule to the developer.

A Ministry of the Environment Certificate of Approval for construction of the works has been issued.

EXPENDITURE JUSTIFICATION

This work is required for the purpose of servicing development in the South Urban Centre in the City of Nepean. In the 1998 Capital Budget (Project No. 932-42054) funds were identified in the year 2001; however the Budget Scope and Justification does speak to the fact that the exact time would be dependent on development growth rates. Minto, in meeting their market demands, has advanced the need of the collector sewer. Therefore, it is in the best interest of the Region to advance the construction timeline of this sewer, so as not to duplicate infrastructure needs. Minto is prepared to pay the carrying charges incurred by the Region on the \$538,000 expenditure.

CONSULTATION

Consultation has been done in conjunction with the Regional Official Plan adopted by Regional Council on 09 July 1997. In terms of the Class EA, this project is classified as a Schedule 'A' with minimal environmental impacts and was approved with the Wastewater Master Plan by Regional Council on 09 July 1997.

The City of Nepean has been consulted and is supportive of the proposed West Rideau Collector Extension. The extension avoids the duplication of services and operational and maintenance requirements.

CONFORMITY TO THE REGIONAL OFFICIAL PLAN

The Wastewater Master Plan anticipates construction of this sewer in the year 2001. Similarly, the Regional Official Plan identifies this project as a Phase 1 First Priority for wastewater requirements in the Nepean South Urban Centre.

FINANCIAL STATEMENT

	Pre-Commitment against 2001 Budget
	932-42054 \$
Requested Budget Authority	697,000
Total Paid and Committed	=
Balance Available	697,000
THIS REQUEST	<u>(697,000)</u>
Balance Remaining	<u>(0)</u>

Funds originally identified in the 1998 Approved Ten Year Capital Forecast, Account No. 932-42054, West Rideau Collector Sewer Phase 4B with installation originally intended to commence in the year 2001 will now be pre-committed and encumbered under CT8202 to Minto.

*Approved by
M.J.E. Sheflin, P.Eng.*

GV/jbl

FINANCE DEPARTMENT COMMENT

Approval of items 3 and 4 of the Departmental Recommendations of this report represent a pre-commitment of the 2001 Capital Project for Account No. 932-42054, West Rideau Collector Sewer Phase 4B, in the amount of \$697,000.

Funds are available for transfer in the amount of \$697,000 from the Sewer Capital Reserve Fund to the West Rideau Collector Sewer Extension project, Account 932-42054. The uncommitted balance of the Sewer Capital Reserve Fund as of 31 August 1998 is \$26,940,000.

*Approved by T. Fedec
on behalf of the Finance Commissioner*

MEMORANDUM OF UNDERSTANDING

BETWEEN:

THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
(Hereinafter called the "Region")

- and -

MINTO LAND DEVELOPMENT CORPORATION
(Hereinafter called "Minto")

The Regional Official Plan approved the Wastewater Master Plan and the construction of the extension of the West Rideau Collector Sewer approximately 500 meters south along Regional Road 73 (formerly Highway 16) from the existing limit of the sewer (approximately 1180 meters south of Merivale Road), in the year 2001. This project has been identified in the Regional Official Plan as a Phase 1, first priority for the wastewater requirements of the Nepean South Urban Centre. The work is required for the purpose of servicing the development in the South Urban Centre, in the City of Nepean.

The Region constructed Phase 4A of the West Rideau Collector Sewer from the intersection of Merivale Road and Regional Road 73 south along Regional Road 73 for 1180 meters and was commissioned in 1996, and serves the South Urban Community in the City of Nepean and Gloucester. Phase 4B of the West Rideau Collector Sewer is scheduled for construction in the year 2001, in accordance with the Ten Year Capital Budget Forecast. Minto has agreed to construct approximately 500 meters of Phase 4B of the West Rideau Collector Sewer. The extension of the West Rideau Collector Sewer eliminates the necessity to construct a 610 mm sewer within the subdivision lands parallel to the future West Rideau Collector Sewer.

In the 1998 Capital Budget (Project No. 932-42054) funds were identified in the year 2001, however the budget scope and justification did address the fact that the exact time would be dependent on the development growth rates. Minto's Chapman Mills Phase IV consists of 104 dwelling units (potential 4500 dwelling units) and therefore the extension of the West Rideau Collector Sewer is considered premature, however Minto has agreed to construct the extension based on the following principles:

1. Minto will construct the extension of the West Rideau Collector Sewer approximately 500 meters south along Regional Road 73 (formerly Highway 16) from the existing limit of the sewer (approximately 1180 meters south of Merivale Road) in the estimated amount of \$538,000.00.
2. Minto agrees to pay sewer cleansing costs until 650 dwelling units are serviced.
3. Minto agrees to pay the carrying costs incurred by the Region in providing sewer services to their Chapman Mills Phase IV subdivision.

4. The repayment of the installation costs estimated to be \$538,000.00, with no carrying costs payable by the Region to Minto Developments Inc., upon receipt of invoice.
5. Minto agrees to pay to the Region 100% of the interest carrying charges of the cost of providing the sewer extension based on invoices rendered quarterly by the Region, at an interest rate adjusted quarterly, based on ninety (90) day bankers acceptances plus fifty (50) basis points. The carrying charges will be reduced proportionately by the number of building permits issued on the lands to six hundred and fifty (650) dwelling units with all obligations being ended for this purpose upon completion of the month in which the issuance of the building permit for the six hundred and fiftieth (650th) dwelling unit for the lands takes place.
6. Minto agrees that interest on the cost shall be calculated monthly and shall be adjusted for building permits issued during the prior month. The reductions of the payment of carrying charges for building permits where the payment of Regional Development Charges is deferred will not occur until the month following the date in which the development charges are paid.
7. Minto provide the Region with a Letter of Credit in the amount of \$538,000.00, to cover the costs of the Sewer.
8. Minto acknowledges and agrees that none of the payments pursuant to this memorandum shall entitle it to any credits pursuant to the Development Charges Act.
9. The provisions of this memorandum of understanding are subject to the approval of Regional Council. Regional Staff are prepared to recommend its approval.
10. Minto shall build the West Rideau Collector Sewer Extension in accordance with the design approved by the Region's Environment and Transportation Commissioner and per the provisions of the Ministry of the Environment Certificate of Approval.
11. The award of the contract by Minto shall be subject to the approval of the Environment and Transportation Commissioner. The cost to the Region for the installation contract shall include;
 - a) Total cost to Minto for the installation.
 - b) Total costs of materials incorporated in the West Rideau Collector Sewer extension.
 - c) Supervision and geotechnical services during construction.

DATED AT OTTAWA THIS ____ DAY OF SEPTEMBER 1998.

THE REGIONAL MUNICIPALITY
OF OTTAWA-CARLETON

MINTO LAND DEVELOPMENT
CORPORATION

Per: _____
C. M. Beckstead
Chief Administrative Officer

Per: _____



Regional Road 12 (Fallowfield Rd.)

Regional Road 17 (Merrivale Rd.)

Rideau River

Regional Road 19 (River Rd.)

Regional Road 73
(Highway 16)

Construction by
Minto

Local Sewer
by Minto

Strandherd Stormwater
Management Facility

Construction by City
of Nepean

Regional Road 15 (Wodroffe Ave.)



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Legend	
West Rideau Collector Sewer Part of Phase 4B	●●●●●●
West Rideau Collector Sewer Culvert Crossings	□
West Rideau Collector Sewer	▬
Rideau River Crossing	▬

**WEST RIDEAU COLLECTOR
SEWER EXTENSION
PART OF PHASE 4B**

Ottawa-Carleton

DATE: _____
PLAN NUMBER: _____