

MINUTES

CORPORATE SERVICES AND ECONOMIC DEVELOPMENT COMMITTEE

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

CHAMPLAIN ROOM

19 MAY 1998

3:00 P.M.

PRESENT

Chair: R. Chiarelli

Members: D. Beamish, R. Cantin, B. Hill, G. Hunter, A. Loney
M. Meilleur, R. van den Ham

Regrets: P. Hume, W. Stewart

CONFIRMATION OF MINUTES

That the Corporate Services and Economic Development Committee confirm the Minutes of the 5 May 1998 meeting.

CARRIED

REGULAR ITEMS

ENVIRONMENT AND TRANSPORTATION

1. PLAZA BRIDGE REHABILITATION

LEGAL SURVEY SERVICES

- Environment and Transportation Commissioner's report dated 31 Mar 98

That the Corporate Services and Economic Development Committee and Council approve additional work to Fairhall, Moffat and Woodland Ltd., Kanata, for legal survey services in the amount of \$30,000, bringing the revised contract total to \$55,000.

CARRIED

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- Notes: 1. Underlining indicates new or amended recommendations approved by Committee.
2. Reports requiring Council consideration will be presented to Council on 27 May 1998 in Corporate Services and Economic Development Report Number 10.

2. FLEET STREET PUMPING STATION
DISCHARGE PIPING (CONTRACT CZ 0305)

- Environment and Transportation Commissioner's report dated 2 Apr 98

That the Corporate Services and Economic Development Committee and Council approve the award of Contract CZ 0305 to Delcan Corporation, Ottawa, for engineering services for the detailed design and construction services for the Fleet Street Pumping Station Discharge Piping Replacement in the amount of \$281,800.

CARRIED

3. CAVE CREEK AND RIDEAU RIVER COLLECTOR SEWER
FLOW MONITORING STUDIES
CONTRACT NOS. CA9501 AND CA9500

- Environment and Transportation Commissioner's report dated 29 Apr 98

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

1. **The award of Contract CA9501 for the Cave Creek Collector Sewer Flow Monitoring Study to G.A. Clark and Associates Limited, Nepean, for a total contract provision of \$95,500;**
2. **The award of contract CA9500 for the Rideau River Collector Sewer Flow Monitoring Study to Ainley Graham and Associates Limited, Gloucester, for a total contract provision of \$74,500.**

CARRIED

4. ROAD MAINTENANCE AGREEMENTS BETWEEN
THE CITY OF VANIER AND THE REGIONAL MUNICIPALITY
OF OTTAWA-CARLETON

Environment and Transportation Commissioner's report dated 7 Apr 98

Councillor M. Meilleur requested a report be brought back on whether summer maintenance standards have been reduced and whether basic services are being met in the City of Ottawa.

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

1. **Execution of a Non-Winter Road Maintenance Service Agreement with the City of Vanier as outlined in Annex A;**
2. **Providing notice to the City of Vanier with respect to extending the period of the new Non-Winter Road Maintenance Agreement until 31 August 2000 and annually thereafter until terminated by either party in accordance with the terms of the agreement;**
3. **Providing notice to the City of Vanier with respect to extending the period of the current Winter Road Maintenance Agreement with the City of Vanier until 31 August 2000 and annually thereafter until terminated by either party in accordance with the terms of the Agreement.**

CARRIED

FINANCE

5. **JOINT INVESTMENT OF SURPLUS FUNDS - CITY OF OTTAWA**
- Finance Commissioner's report dated 24 Apr 98

That the Corporate Services and Economic Development Committee recommend Council approve that the Finance Commissioner be authorized to complete an agreement with the City of Ottawa for the provision of investment management services whereby the Region jointly invests and administers surplus funds on behalf of the City of Ottawa.

CARRIED

6. **REQUEST FOR STANDING OFFER (RFSO) NO. 0920-19-C1/98**
YEAR 2000 INFORMATICS SERVICES
- Finance Commissioner's report dated 16 Apr 98

That the Corporate Services and Economic Development Committee recommend Council approve the following.:

1. **the authorization of standing offer RFSO No.: 0920-19-C1/98 for Year 2000 Informatics Services to the companies listed in Schedule A of this report;**
2. **That the total of the call-ups against these standing offers be limited to a financial limitation \$4,500,000.**

CARRIED

7. UPDATE ON PROPERTY TAX POLICY ISSUES

- Finance Commissioner's report dated 15 May 98

The Deputy Treasurer, Mr. Kent Kirkpatrick, drew the Committee's attention to a number of changes made by the provincial Minister of Finance subsequent to presentations by regional staff to Council in February and March 1998. These include:

- * a provision to limit tax increases to 2.5% annually for the next three years on commercial, industrial and multi-residential properties;
- * allowing sub-classes in the commercial property class, including office buildings, shopping centres, parking lots and vacant land and new industrial sub-classes for large industrial and vacant properties;
- * extending graduated tax rates to industrial properties;
- * allowing a phase-in of up to 8 years for all property tax changes related to the Ontario Fair Assessment System;
- * providing an optional tax rebate program assessment-related increases to businesses in the commercial and industrial property class;
- * delaying the return of the final tax roll until June;
- * extending the assessment appeal deadline until end of July;
- * introducing new legislation to allow landlords to pass-on tax increases to tenants in situations of gross leases.

Mr. Kirkpatrick went on to describe Bill 16, the Small Business and Charities Protection Act, which includes:

- * a provision for a mandatory tax rebate program of at least 40% for registered charities. This rebate can be increased to 100% of total tax levies, unless Council elects to cap tax increases to 2.5%, as earlier indicated;
- * a provision that rebates must be provided to charities before Oct 31st and in the following years, half the rebate must be provided before January 15th of the taxation year, with the final installment to follow the establishment of tax rates by June 30th;
- * allowing municipalities to provide a rebate of property taxes for organizations such as not-for-profits and like organizations;

- * a provision allowing the Province to pay the second installment to school boards and be reimbursed by municipalities at a later date. This will assist municipalities with the cash-flow situation they face because of their inability to issue a second interim bill. In addition, the Province has extended the due date on invoices for social housing and land ambulance services to upper-tier municipalities to the end of September to assist with cash-flow difficulties in 1998.

Mr. Kirkpatrick drew Committee's attention to Annex A which describes Taxation/Assessment Decision Points and Key Milestones. He spoke about the receipt of the final tax roll anticipated in late June, early July 1998, calling this an important milestone since as staff cannot begin the modeling required to bring recommendations to Committee and Council. He indicated recommendations on the optional use of the 2.5% cap will be made in July; recommendations on graduated tax rates, tax relief/rebate programs and final tax ratios will be made in August. Mr. Kirkpatrick noted that area municipalities will not likely issue final tax bills before September 1998.

Councillor M. Meilleur asked whether there would be community representatives on the Property Tax Policy Committee. Mr. Kirkpatrick reiterated that the Terms of Reference call for that ad hoc committee of Council to examine the setting of tax ratios for the 1999 taxation year; public consultation will take place through the Corporate Services and Economic Development Committee and Council.

Councillor R. Cantin asked for clarifications regarding the mandatory tax rebate. Mr. Pete Larocque, Manager, Policy Research, Financial Services Division, said the rebate has to be provided if the 2.5% cap is not adopted. Mr. Kirkpatrick added that the cap can be applied to all taxation classes, however the cost of capping comes at the expense of those receiving greater decreases within their class. He pointed out that the rebate program to help charities recover from the loss of the Business Occupancy Tax (BOT) exemption will not be required if increases to charities are capped at 2.5%. He said an important distinction to be made is that the cost of this program would be funded from all taxation classes.

Responding to a question from Councillor G. Hunter, Mr. Kirkpatrick confirmed that partner municipalities are "in-step" on this issue. A working committee has been struck to keep municipalities informed and to receive their feedback, as assessment and property tax matters are new grounds for regional staff. In addition, a number of Council's policy decisions will have an enormous effect on property tax administration and logistics, and communications must be kept as open as possible.

That the Corporate Services and Economic Development Committee recommend Council receive this report for information.

RECEIVED

8. CASH INVESTMENTS AND LOANS RECEIVABLE
(AS AT 6 MARCH 1998)
- Finance Commissioner's report date 13 May 98

That the Corporate Services and Economic Development and Council receive this report for information.

RECEIVED

9. CASH INVESTMENTS AND LOANS RECEIVABLE
(AS AT 6 APRIL 1998)
Finance Commissioner's report dated 13 May 98

That the Corporate Services and Economic Development and Council receive this report for information.

RECEIVED

HEALTH

10. PROGRAM TRAINING AND CONSULTATION
CENTRE FOR THE ONTARIO TOBACCO STRATEGY
- Deputy Medical Officer of Health's report dated 5 May 98

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

1. **The extension of the existing contract with RBJ Health Management Associates to provide additional services in the amount of \$63,130.00 (including GST) related to the fulfillment of the contract to carry out workplan activities for the Program Training & Consultation Centre from April 1, 1998 to September 30, 1998.**
2. **The extension of the existing contract with Centre for Applied Health Research, University of Waterloo to provide additional services in the amount of \$8,100.00 (including GST) related to the fulfillment of the contract to carry out workplan activities for the Program Training & Consultation Centre from April 1, 1998 to September 30, 1998.**

CARRIED

HOMES FOR THE AGED

11. PETER D. CLARK LONG TERM CARE CENTRE
ARCHITECTURAL SERVICES - CONTRACT VARIATION -
CONTRACT NO. 0906-09-CI/97
- Homes for the Aged Commissioner's dated 7 May 98

Councillor R. Cantin asked whether there was a way to “cap” professional services increasing with the cost of a project. The Executive Director, Homes for the Aged, Mr. Garry Armstrong, reminded Committee members that the total cost to replace the Island Lodge facility on two sites is \$34 million. At the time the architect selection was made, interested firms had to bid on a percentage basis, since it was difficult to separate the cost for each site. In addition, the Ontario Ministry of Health was in the process of developing new design guidelines for long term care facilities. Regional staff, working in consultation with the Ministry, wanted to provide a figure that would allow the architects to bid on guidelines they knew were changing while still being able to provide assurance that, for a certain amount of money, a certain amount of work would be provided.

Mr. Armstrong went on to say the Ministry of Health looked at \$11.5 million as a target, while recognizing that the cost has been in the \$100,000 @ bed range for many years. As the project went from the functional into the building design phase, and with new guidelines completed, it became clear that the cost would be closer to \$16 million. In fairness to the architects, there was an understanding that, as the new guidelines were developed and the final design stage approached, the actual costs would be closer to what has traditionally been built across the Province. Mr. Armstrong noted that the architects have worked closely with staff in order to ensure a quality building. There are difficulties in starting with a functional program, getting Ministry approvals along the way, consulting with staff, residents and their families; the amount of work put in by the architects is relative to the demands put on them, and because of the changes in Ministry guidelines, there has been a lot of extra work. Mr. Armstrong opined that the amount is not exorbitant in terms of the project. In reply to a question from Councillor Cantin, Mr. Armstrong indicated the Province's contribution to the project is in the 40% range.

Councillor B. Hill pointed out that scope changes are made regularly, and she expressed the view that professionals such as these should stick to the amount they have quoted.

That the Corporate Services and Economic Development Committee recommend Council approve a variation to Contract 0906-09-CI/97 of \$165,610 or 17.5% to the contract awarded to Montgomery and Sisam Architects in association with Bryden Martel Architects Inc. for the Peter D. Clark Long Term Care Centre. This award will increase the total contract from \$936,490 (GST included) to \$1,102,100 (GST included).

CARRIED

LEGAL

12. EXEMPTION OF PROPERTY TAXES - HOUSES OF REFUGE
-Regional Solicitor's report dated 4 May 98

That the Corporate Services and Economic Development Committee recommend Council initiate a private members bill to provide relief of municipal and education property taxes to any "house of refuge" renting church premises in Ottawa-Carleton.

CARRIED

PLANNING AND DEVELOPMENT APPROVALS

13. LINKAGES INITIATIVE
-Planning and Development Approvals Commissioner's report dated 17 Mar 98

Mr. Rob McCallum, Planning and Development Approvals Department, introduced the item by saying that the RMOC has provided implicit support for linkages in the past but not direct support. He added there are specific transportation policies related to keeping pedestrians first and similar policies are in the Regional Official Plan (ROP). From an economic development standpoint, linkages are seen as an example of infrastructure that improves facilities for tourists. Mr. McCallum spoke of projects already completed, for example the recently-opened set of stairs linking the MacKenzie King Bridge to Confederation Park and of a number of pedestrian improvements having been incorporated into the Plaza Bridge reconstruction. Future projects will include upgrades to the passerelle as part of the transit station in the Rideau Centre/MacKenzie Bridge area and the new convention centre, if and when it proceeds, will include in its Terms of Reference, links between the old and new facilities and adjacent hotels.

Mr. McCallum introduced Mrs. Jean Pigott, Chair, Linkages Initiative Steering Committee and Mr. Joshua Moon, Vice-President, Equity Realty, and member of the Steering Committee. Mr. McCallum said the group is looking for support from the RMOC and for feedback and endorsement of the Linkages concept.

Mr. Moon began his presentation by describing the physical separations extant in downtown Ottawa. He spoke about the "Donut Syndrome", i.e., inner city decay/suburban growth and about the impact on Ottawa-Carleton of federal government downsizing and technological growth in the western part of the Region. He described initiatives undertaken throughout the 1980s and 90s to strengthen the economic engine that is Downtown. These include the Rideau Area and Rideau Redevelopment Projects, the National Gallery and the Museum of Contemporary Photography, and, more recently the Restore the Core initiative (Wellington Street reconstruction, MacKenzie King and Plaza Bridges).

He highlighted a number of projects aimed at revitalizing the central area east/tourism and convention district, including retrofits to the Rideau Centre, the Chateau Laurier, the Novotel, the Westin and the Market Square hotels, the redevelopment of Woolworth's into the Chapters Bookstore, the upcoming Daly Site and the Conference Centre campaign and the Byward Market building privatization: the Linkages Initiative is also part of this mix.

Mr. Moon described the Linkages Initiative which consists of 32 members representing 26 agencies with a mix of private and public sector interests. He spoke about the following assumptions having been made:

- * the need to strengthen other employment sectors because of federal downsizing
- * the tourism, convention and travel industry is a key sector, generating \$1 billion in economic activity
- * the Rideau Canal is both an asset and an impediment to the accessibility and attractiveness of the area for visitors and residents, especially in winter in the world's second coldest capital.

Mr. Moon then spoke about an economic/feasibility study commissioned by the Linkages Initiative which examined the impact from providing better pedestrian linkages between key facilities and attractions and investigated the benefits, especially in winter, of providing improved exterior and enclosed pedestrian connections between hotels and other venues. Some of the study's key findings included:

- * concern with delegate comfort and convenience
- * a key criterion in selection is site connections between hotel rooms and meeting venues
- * the need for additional linked facilities to attract more and larger conventions
- * competition with other Canadian cities that promote linkages (Calgary, Edmonton, Montréal).

The economic analysis, which was funded primarily from private sector funds and some public sector money, found that two additional enclosed linkages would join three clusters of connected developments, triple the number of hotel rooms linked to the Congress Centre to 1500 (Ottawa would have the largest number of rooms in Canada) and increase winter convention expenditures by 13%. There would also be a one-time impact of \$2 million in capital construction and numerous jobs would be created; as well, this would generate additional jobs and businesses annually within the convention sector.

Mr. Moon spoke about the Linkages "vision", a Capital Connection, a synergy of complementary tourism and convention and other downtown attractions and services resulting in a year-round "capital destination". He listed Viking-Rideau, the Bay Equity Realty and the Novotel, Chateau Laurier and Westin Hotels as property owners who strongly support the project and who generally support the idea of contributing funds to connect their properties.

The speaker described first priority linkages as those that provide visitors and delegates with the most direct enclosed connections between existing and potential downtown convention facilities, hotel rooms and complementary uses. Other priority linkages would provide pedestrians with improved exterior or enclosed linkages between complementary destinations east and west of the Canal. He cited as an example of a first priority linkage, i.e., a connection between the government of Canada Conference Centre and the Westin Hotel/Congress Centre/Rideau Centre complex. Another first priority linkage could be made between the Westin Hotel/Congress Centre/Rideau Centre complex and the Novotel/Les Suites/Albion Place Hotels. Other priority linkages would include connections between the Château Laurier Hotel and future development on the Daly Site; between the Daly site and Chapters Bookstore and another between the Conference Centre and the National Arts Centre (NAC).

Mr. Moon spoke of progress to-date, noting the completion of the economic impact analysis, the affirmation by the general public of support, the approval by the City of Ottawa, the inclusion of pedestrian linkages in the ROP, the initiatives undertaken in connection with the Plaza Bridge and MacKenzie Bridge projects and pursuit of linkages by both the NAC and the Conference Centre. He concluded his presentation by reiterating the Linkages Initiative's desire to create a Capital Connection that will attract visitors year round, thereby expanding the Region's key tourism and convention industry; to unite the Town and the Crown; to connect east and west; to support downtown residents and workers. He called it an opportunity to develop key catalyst sites that need to be developed, to leverage private/public partnerships for funding and to strengthen the Capital region's economy and image, particularly in the tourism and convention area.

Mrs. Jean Pigott began by thanking Council for approving funds for the ongoing planning of linkages and, hopefully, for an expanded convention facility. She called the convention industry "one of most exciting and fastest-growing industries", and she indicated Ottawa-Carleton needs its fair share. She said the capital of Canada shines as a destination, and only needs the infrastructure to succeed. Mrs. Pigott said she wants to make the capital child and youth friendly and make it welcoming for tourists from the United States. She said her intent was to keep Council informed of progress and to bring back more concrete proposals. She expressed the hope a decision would be made on a site for the growth of the convention centre to really send the Linkages project on its way.

Councillor D. Beamish asked how many of past linkages were paid for by the public sector and how many by the private sector. Mr. Moon indicated that, generally, these have been private sector initiatives. In reply to an additional question from the Councillor about hotels paying for something they will benefit from, Mr. Moon indicated that Les Suites and Novotel are already talking with other partners and there likely will be a mix of public and private sector funding to pay for these facilities.

Councillor G. Hunter inquired about the decrease of convention business attributed to weather conditions, and he asked whether statistics could be provided about other cities that do not suffer similar tail-offs. Mr. Moon replied that cities like Calgary attract more conventions in the winter; he pointed out there would be a public benefit in attracting two or three more conventions through increased payrolls and additional taxes. Councillor Hunter asked for a comment on public funding going to support a competitive advantage for a small band of properties. Mrs. Pigott said the goal is to attract two or three conventions at the same time, and this is why extra accommodation and trade space are needed. She spoke about all major buildings from Bronson to King Edward Avenue and from Highway 417 to the Ottawa River being connected in the future, either above or below ground. Mr. McCallum indicated staff would be prepared to do an evaluation of linked cities and provide this information to Committee and Council.

Councillor R. Cantin expressed his support for the Linkages Initiative and concept, noting that what is needed is not just to help it happen but to force it to happen. He envisioned a connection between the NAC and the Lord Elgin Hotel, and initiatives related to the Sparks Street Mall. He described the linkages connected to the Transitway at Place d'Orléans and to transit in the Rideau Centre, the St Laurent shopping centre and hopefully, at Bayshore. The Councillor continued by saying that Ottawa winters are hard on tourists from the South and linkages would facilitate their movements through buildings in the downtown core. He applauded the Linkages Initiative for its work to date, saying it opens many possibilities for the future.

Councillor J. Legendre said he assumed that, apart from the economic impact of this project, staff have investigated another aspect of the public interest, namely that the linkages become, essentially, enclosed sidewalks with no private sector restrictions on public movements in these areas. He asked whether this had been left for a case-by-case study at a later date. Mr. McCallum indicated this was correct, pointing to the fact that facilities in some locations are open 24 hours, while others are restricted by adjacent uses. Ms. Catherine Lindquist, from the Economic Planning Unit, added that some Linkages Initiative members returned from a visit to Minneapolis-St Paul with general operating and design guidelines and these will be evaluated to provide a better understanding of how linkages will work. Councillor Legendre added there is also a views and vistas aspect, and there is a real difference between above ground and below ground facilities, not only to users but to non-users, for example, how will the cityscape change, what views will be blocked: all these factors should be part of the assessment. Ms. Lindquist said the guidelines could look at this level of design and also at how transparent above-ground linkage facilities should be.

Councillor M. Meilleur inquired about the difference in price between above and below ground facilities. Ms. Lindquist replied the cost is approximately \$13,000 per metre, with 20% less for below-ground facilities, however she cautioned the costs would vary on a site-by-site basis.

Councillor A. Loney spoke about the public being able to use linkages for longer than most adjacent businesses remain open, and he asked whether this has been examined. Mr. Moon indicated this will have to be pursued at the public level since the Linkages Initiative is volunteer-run and has not the resources to do extensive research in this area.

Councillor Loney reported on recent findings about transit companies acquiring space for transit facilities then deciding to become developers and now receiving substantial revenues from the properties they own. Mr. Moon spoke about linkages having to be strategically placed so there is not the sense they are competing with street level activity and retail. He pointed out that the priority linkages will not compete with existing, vital retail and will not drawing people away from street level activity. There will have to be careful analysis of how much retail activity takes place inside the linkage and what level of activity is required to ensure these are safe, secure, well-lit environments.

Councillor Loney wanted to know whether the Region has the authority to enforce that linkages be built to nowhere, as was illustrated in Mr. Moon's presentation. Both the Regional Solicitor, Mr. D. Cameron and Mr. McCallum indicated the Region has some authority but there also would need to be further negotiation in this regard.

Councillor Beamish asked what would be the cost of linking the existing Congress Centre to the Conference Centre. Ms. Lindquist replied that the consultant, KPMG, has provided a rough estimate of between \$1.1 and \$1.5 million for the high priority linkages, however staff feel the estimate is low. Linkages related to the Rideau Canal will depend on whether seasonal, summer links are built and these would be at a lower cost than ways of getting either over or under the canal in a more protected way in the winter months.

Councillor R. van den Ham said he supported the linkages concept in principle, however he expressed concern about taxpayers dollars being used for this purpose at this time. He asked what else the Region could be doing to support the initiative, other than making a financial contribution. Mr. McCallum indicated that staff involvement to-date has included attending meetings and providing guidance but not doing active work on design and operational guidelines. He noted Mr. Moon has said this was an area where regional staff could do a fair amount of work, i.e., organize the project and provide leadership that goes beyond what the Linkages Initiative is capable of doing.

The Regional Chair, R. Chiarelli, spoke about linkages not being a new concept but one that has been around for a long time and that is now being brought forward as a private sector initiative. He asked whether the project has merit regardless of whether or not the convention centre expansion takes place. Mr. Moon posited it has to be done either way: if the convention centre is expanded in the downtown core, it should have strong linkages to the University of Ottawa and to other existing buildings and hotels. Should there be no expansion, the existing facility will have to be revitalized, since other centres have more capacity than the 66,000 square feet therein and there will have to be innovation in order to keep moving forward.

Mrs. Pigott spoke about Linkages being part of planning the downtown core, regardless of what happens to the Congress Centre. The concept of making the downtown more customer and consumer friendly as well as more pedestrian friendly has to be part of the way of life in the Region. Residents of the outlying areas have to be attracted to the downtown, and once they are there, they have to feel secure and protected.

In response to a request from Chair Chiarelli, a representative from Viking Rideau, Mr. Don McLennan, provided a brief history of the development of the Rideau Centre and the Congress Centre, a public/private partnership. He indicated that the federal contribution was \$11 million, the provincial contribution \$18 million and the RMOC's contribution \$14 million. At a total cost in excess of \$200 million, the RMOC's contribution represents 7% of total cost and the combined levels of government contributed \$43 million to build the Congress Centre. This represents 20% of the total cost, with the other 80% being provided by the private sector. Mr. McLennan pointed out that the Rideau Centre complex employs 3,300 people, and has a payroll of \$49 million. The complex also contributes \$11 million in realty and business taxes; the estimated PST and the GST paid by the complex is \$40 million, for a sum total of approximately \$100 million per year. Mr. McLennan indicated that Parliament Hill pays less in taxes than the Rideau Centre complex pays. He expressed the view that not enough emphasis has been placed on the rewards flowing from such developments and from initiatives such as Linkages. In reply to a further question from the Regional Chair, Mr. McLennan indicated there had been ongoing involvement from the various levels of government in feasibility and other studies, with ongoing representation from all levels, in much the same manner as presently. He expressed the view there are direct advantages to all parties in being involved in the process.

Moved by R. Cantin

That the Corporate Services and Economic Development Committee recommend Council:

- 1. Receive for information a presentation from the Linkages Initiative;**
- 2. Endorse the priority linkages system plan developed by the Linkages Initiative;**
- 3. Direct staff to continue to work with the Region's other partners in the Linkages Initiative to ensure that the priority linkages are implemented either through related downtown developments or as separate projects.**

CARRIED
(G. Hunter
dissented on Rec. 3)

14. LIGHT RAIL PILOT PROJECT - PROCUREMENT PROCESS
CONSULTANT APPOINTMENT

-Planning and Development Approvals Commissioner's report dated
5 May 98

Councillor G. Hunter expressed the view that spending money on a study that does more than examine whether the proposed light rail line will be used is spending too much. He asked whether there had been any response from Canadian Pacific regarding the possible use of their line. The Director, Policy and Infrastructure Planning Division, Ms. Pamela Sweet said the rail company has shown interest in providing the service and there have been preliminary discussions on conditions. In reply to a further question from Councillor Hunter, she indicated that issues related to the carrying capacity of the north line, the potential speed at which trains can travel, the switching requirements and the time needed to clear the line will need to be evaluated by the consultants before any pilot program can be undertaken.

Councillor Hunter wanted to know whether upwards of \$500,000 was being spent as a result of Council's recommendation to proceed in this manner. Ms. Sweet replied by saying Council has directed that a Request for Proposal (RFP) be prepared and this requires more expertise than exists in-house. Council has to have information about choice of line, potential ridership, safety concerns, cost, and environmental impact before approving any project and technical consultants are needed to assist with this work. Councillor Hunter said he was aghast at the amount of money being spent to answer such as these and at not being any closer, at this time, to running a light rail line.

Councillor R. Cantin said he has been informed that 6,000 riders per peak period are needed to make light rail work. He felt the Region did not need a consultant to tell it whether that number was achievable or whether customers would be assured of 15 minute frequency to the Airport. Ms. Sweet replied the project is unique and there are not many other examples to follow in Canada or North America. She pointed out the project has three phases and, at each phase, Council will decide whether to continue or to end the process. She added that Phase 1 is being undertaken at the consultant's "risk" and is moving expeditiously to meet Council's established target for light rail to be up-and-running by 1 December 1999. Councillor Cantin said he would not support rushing through studies, taking shortcuts and additional high costs.

Councillor R. van den Ham indicated he had similar concerns. He asked whether Council would have a report identifying a corridor and documentation in support of light rail before proceeding. Ms. Sweet replied this is envisioned in Phase 1 and will include pilot scope, consulting with stakeholders, getting information from partner agencies, in short, a business case and an estimate of cost. In reply to a question from Councillor D. Beamish, Ms. Sweet indicated this information will be presented to Committee by late summer 1998, and to Council in September.

Councillor A. Loney asked whether the consultants were aware of the notion their work was potentially pro bono. Ms. Sweet clarified they would be paid for the work done to-date, adding that this amount is approximately \$40,000. Councillor Loney said it must be acknowledged Council has directed staff to move ahead on this issue. He urged the Committee to support the recommendation, saying it is vital to get the right information in order to make valid decisions at the other critical points in the process. Councillor Loney suggested every phase be examined carefully and he posited that a cheap study would not provide sufficient information to either proceed or call off the project.

The Regional Chair, R. Chiarelli, noted that he has been a proponent of the Pilot Project but that he respects all of the concerns expressed by Committee members. He pointed out that Council has given the project its support both in January 1998 and during budget deliberations. He added that given the controversy surrounding the project it is important to move forward with full information and he said he was confident staff would bring this information to Committee as it becomes available. The Chair pointed out he had supported the original concept calling for a solicitation of interest from the public sector, and that he was disappointed with the decision of the Steering Committee since it meant the Region would have to provide more of the up-front money for the project. He encouraged Committee members to continue to move cautiously, as new ground is being broken, and he asked that the request be approved.

Moved by R. Cantin

That the Corporate Services and Economic Development Committee recommend Council approve the appointment of a consortium led by KPMG Canada, Ottawa, to provide management consulting services for the Light Rail Pilot Project procurement process, for a total contract provision of \$535,000 including a contingency amount of \$112,350.

CARRIED
(G. Hunter dissented)

15. SALE OF SURPLUS LAND-MCKINLEY DRIVE, KANATA
- Planning and Development Approvals Commissioner's report dated 1 May 98

Councillor R. Cantin sought assurances from Property Services or from the Legal Department that the RMOC would not be responsible for erecting sound attenuation devices on March Road should the proponent want to develop the land for residential uses. The Director, Property Services Division, Mr. Rob Ennor, indicated there is no provision in the agreement for anything other than commercial uses and, should the applicant be unsuccessful in achieving this, the agreement would be nullified.

Councillor G. Hunter wanted staff to confirm that the offer by Sherbrooke Urban Developments had not been “shopped” to the other applicant who then had an opportunity to increase his bid. Mr. Ennor said this was not the case. He indicated that the property was listed unsuccessfully for approximately one year; subsequent to additional advertising, two offers were received. The offers came in various forms with various conditions that were difficult to compare, therefore the applicants were given an opportunity to submit a more precise proposal. Mr. Ennor said that, as far as staff knew, there had been no interaction between the two proponents and Mr. MacQuarrie had not been aware of his rival’s proposal. The Manager, Property Acquisitions Branch, Mr. Doug McCaslin added that the proposal called for \$6 to \$8 dollars @ square foot and the MacQuarrie proposal of \$4.5 million represents \$6 @ square foot.

That the Corporate Services and Economic Development Committee recommend Council approve the conditional sale of 5.44 acres of land, described as part of Block 12, Plan 4M-755, being Parts 3, 4, 5, 6, 7, 10 and 11, on Reference Plan 4R-8067, saving and excepting widenings to be retained for March Road as shown on Annex A, to R. William MacQuarrie, In Trust, for the sum of \$ 1,455,000, subject to the terms as outlined in the body of this report.

CARRIED

16. **SALE OF SURPLUS PROPERTY**
ST. PATRICK STREET, CITY OF OTTAWA

-Planning and Development Approvals Commissioner’s report dated
25 Apr 98

That the Corporate Services and Economic Development Committee recommend Council;

- 1. Declare as surplus to Regional needs the lands legally described as being Part of Old St. Patrick Street, (formerly Ottawa Street) Registered Plan 43586, City of Ottawa shown as Parts 1 and 2 on Reference Plan 4R-13481, containing an area of 115.1 m²; and**
- 2. Subject to Parts 1 and 2 on Plan 4R-13481 being closed, approve the sale of the surplus lands to Cecelia Muir and John Walker for \$2,000.00.**

CARRIED

17. LEASE: 2525 CARLING AVENUE
EMPLOYMENT RESOURCE CENTRE - WEST
- Planning And Development Approvals Commissioner's report dated 24 Mar 98

That the Corporate Services and Economic Development Committee recommend Council approve a 50 month lease agreement with R.D.H. Property Group Inc. for 7124 square feet of office accommodation located at 2525 Carling Avenue (Lincoln Heights Galleria Shopping Centre), in the City of Ottawa at an annual cost of approximately \$132,900, excluding GST.

CARRIED

REGIONAL CLERK

18. APPOINTMENTS TO THE LAND DIVISION COMMITTEE
- A/Co-ordinator, Planning & Environment Committee Memorandum dated 13 May 98
- Regional Clerk's report dated 4 Mar 98
- Correspondence from Township of Osgoode dated 7 May 98

That the Corporate Services and Economic Development Committee recommend Council approve the following appointments to the Land Division Committee, for a three year term to expire 31 December 2000:

- **Mr. Don Morwick as the representative from the Township of Cumberland;**
- **Mr. Bill Simpson as the representative from the Township of Goulbourn;**
- **Mr. Preston Ralph as the representative from Rideau Township;**
- **Mr. Jim Waddell as the representative from Osgoode Township;**
- **Mr. Jack Shaw as the representative from the Township of West Carleton.**

CARRIED

19. CANADA/TAIWAN BUSINESS ASSOCIATION ANNUAL MEETING
MAY 30 - JUNE 2, 1998 - WESTIN HOTEL

- Regional Clerk's report dated 14 May 98 and attachment

Chair R. Chiarelli declared an interest and he did not participate in the discussion nor vote on this matter. Councillor A. Loney assumed the Chair. In response to a question from Councillor D. Beamish, the Regional Chair's Chief of Staff, Mr. Brendan McGuinty, provided background information on the request brought forward in late 1996 by then Councillor David Pratt, that the RMOC invite the group to hold its annual meeting in the RMOC. The Office of the Chair was approached by the Ottawa Economic Development Corporation (formerly OCEDCO) in January 1998 and was given assurances that the commitment made by the previous administration would be honoured. Subsequent to this, part of the funds were requested and obtained from the Chamber of Commerce and from OEDC, leaving a requirement of \$15,000 to be provided by the Region.

Councillor Beamish asked where the Region's share of the funds would be coming from. The Finance Commissioner, J. LeBelle, indicated that funds from the Provision for Unforeseen that were to be loaned to the Heroes and Horses initiative will not be required, therefore approximately \$20,000 is available from that account.

Councillor G. Hunter recalled that the CS&ED had not agreed to spend \$30,000 in 1998 and, originally, the meeting was to have taken place in 1999, giving organizers more time to find corporate sponsorships. He expressed the view that the property tax dollar should not be used to support social activities related to this event, regardless of the fact there may be pecuniary advantages accruing from it. The Councillor praised Mr. McGuinty for raising part of the funds and he added that, traditionally, the RMOC's support for these events has been of a more token nature.

Moved by R. Cantin

That the Corporate Services and Economic Development Committee recommend Council approve a grant in the amount of \$15,000 for the Canada/Taiwan Business Association Annual Meeting.

CARRIED

INFORMATION PREVIOUSLY DISTRIBUTED

1. Delegated Authority Quarterly Report (October - December 1997)
(As per Corporate Policy Manual Section 1.6.1)
- Finance Commissioner's memorandum dated 26 Mar 98

ADJOURNMENT

The meeting adjourned at 5:30 p.m.

NEXT MEETING

2 June 98

CHAIR

ACTING CO-ORDINATOR