

**ONTARIO MUNICIPAL BOARD**

**IN THE MATTER OF** subsection 17 (36) of the Planning Act R.S.O. 1990, c.P. 13, as amended

**Appellants:** Greater Ottawa Homebuilders Association, Zbigniew Hauderowicz, Karson Holdings Inc., Ken McRae; and others  
**Subject:** Proposed Official Plan Amendment No. OPA #76  
**Property Location:** All lands within the City of Ottawa  
**Municipality:** City of Ottawa  
**OMB Case No.:** PL100206  
**OMB File No.:** PL100206

**WITNESS STATEMENT OF DEMETRIUS YANNOULOPOULOS**

**Prepared for:**  
**Metcalf Realty Company**

**Prepared by:**  
**Demetrius Yannoulopoulos, P. Eng.**  
**IBI Group**  
**333 Preston Street, Suite 400, Tower 1**  
**Ottawa, Ontario, K1S 5N4**

**December 9, 2011**



Ontario  
Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

**ACKNOWLEDGMENT OF EXPERT'S DUTY**

Case Number	Municipality
PL100206	City of Ottawa

1. My name is Demetrius Yannoulopoulos  
I live in the Village of Richmond  
in the City of Ottawa  
in the province of Ontario
2. I have been engaged by or on behalf of Metcalfe Realty Company to provide evidence in relation to the above-noted Board proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
  - a. to provide opinion evidence that is fair, objective and non-partisan;
  - b. to provide opinion evidence that is related only to matters that are within my area of expertise; and
  - c. to provide such additional assistance as the Board may reasonably require, to determine a matter in issue.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date: Dec 9, 2011

  
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Signature

**A. Witness Qualifications**

- i. I am a professional engineer, licensed to practice in Ontario, with over 26 years experience in municipal and land development engineering. I am an Associate with IBI Group and my work with the firm includes Project Manager for land development projects throughout the Ottawa region. Projects vary between high rise or low rise infill developments, master servicing reports for neighbourhoods and detail design of subdivisions, commercial and institutional developments. I am responsible for managing staff on projects, client liaison and quality control of works.
- ii. Attached hereto as Attachment “A” is my Curriculum Vitae, which provides details of my academic and professional work history.
- iii. I have provided professional engineering evidence before the Ontario Municipal Board as an expert witness for various land development projects.

**B. Nature of Retainer**

- i. My firm, IBI Group, was retained by Metcalfe Realty Company Ltd. (Metcalfe) in November, 2008. The purpose of the retainer was to provide professional engineering advice in the evaluation of servicing options for the subject lands.
- ii. I am providing an independent opinion to the Board by maintaining professional objectivity and providing impartial evidence on matters that are within my area of expertise.

**C. Issues List**

- i. I may provide evidence to support the City with respect to the servicing criteria used in the methodology.

**D. Servicing Criteria for Parcel Evaluation**

- i. Among several others, the following criteria were used to evaluate candidate parcels, relative to one another, in order to evaluate parcels totaling 850 hectares for expansion of the City’s urban area:

<b>Criteria</b>	<b>Description</b>	<b>Score</b>	<b>Highest Possible Score</b>
Serviceability – Water	Scores for each site ranged from 0 to 4 based on consideration of the factors in the next column	0 – major upgrade/expansion of pump station and/or distribution system required to service development area; 2 – good integration with existing network but requires moderate upgrades to existing facilities; 4 – residual capacity available in pressure zone to service development area with no or minimal investment in existing distribution system.	4 Weighted by 2 = 8
Serviceability – Wastewater	Scores for each site ranged from 0 to 4 based on consideration of the factors in the next column	0 – no gravity outlet; may require new local pump station and forcemain due to topographic conditions; capacity upgrades required in external trunk sewers and/or pump station; 2 – access to gravity sewers but requires moderate upgrades to existing facilities; 4 – existing trunk sewers and/or pump stations have residual capacity to service development area with no or minimal investment.	4 Weighted by 2 = 8
Serviceability – Stormwater	Scores for each site ranged from 0 to 4 based on consideration of the factors in the next column	0 – existing servicing constraints; flood hazard constraints; no Environmental Management/Subwatershed Plan available to guide development area; 2 – no flood hazard constraints; Environmental Management/Subwatershed Plan available to guide development, but requires update to consider cumulative impact of additional growth area; 4 – up-to-date Environmental Management/Subwatershed Plan available to guide development; drainage system and stormwater management systems approved and ready to accommodate future development	4 Weighted by 2 = 8

- ii. These servicing criteria are intended to facilitate a high-level assessment of the individual parcels, with detailed analysis to follow later in the development process.
- iii. As set out in the City of Ottawa Staff Report, dated September 1, 2011, these servicing criteria are intended to assess “the relative merits of the various candidate areas”.

- iv. The three servicing criteria appropriately address the City's intent with this urban expansion exercise, which is to focus on logical extensions to the existing community that can take advantage of existing infrastructure and services.
- v. These servicing criteria propose the selection of candidate parcels that make the most efficient use of existing, available infrastructure and services.

**E. Documents to be relied upon**

City of Ottawa Staff Report, January 28, 2009

City of Ottawa Staff Report, March 20, 2009

City of Ottawa Staff Report, May 4, 2009

City of Ottawa Staff Report, September 1, 2011

City of Ottawa Staff Report, October 12, 2011



Dec 9, 2011

## Demetrius Yannoulopoulos P. ENG. Associate

### Representative Experience

**IBI Group – Manager, Associate** – Responsible for land development projects within the Ottawa region. Responsible for management of design engineers completing various land development projects.

**Cumming Cockburn Limited, Ottawa – Director of Land Development** – Responsible for project management and detailed design of land development projects, and detailed design of Municipal engineering projects within Ottawa region. Responsible for all Civil Engineering works performed in the CCL Kingston office.

**Cumming Cockburn Limited, Kingston, Ontario – Engineering Manager** – Responsible for all Civil Engineering works performed in CCL Kingston Office. Projects include, project management and design of land development and site servicing projects, providing Consulting Engineering services to Municipalities, conducting Municipal Engineering Studies.

**Cumming Cockburn Limited, Ottawa, Ontario – Design Engineer** – Responsible for the engineering design and construction management of various land development and site servicing projects. Responsibilities also included providing consulting services to municipalities, and conducting various municipal engineering studies.

**Cumming Cockburn Limited, Brockville, Ontario – Design Engineer** – Responsible for the engineering design and construction supervision of various municipal engineering projects within Leeds, Grenville and Frontenac Counties.

**Kilborn Ltd., Maitland, Ontario – Field Engineer** – Responsible for inspection of \$120,000,000 Hydrogen peroxide plant for Dupont Canada.

### Land Development

- O'Keefe Court, Industrial/ Commercial Site Plan, Ottawa
- Kennedy Lands, Urban Development, Ottawa
- Cedarview Plaza, Commercial Site Plan, Ottawa
- Cataraqui North, Urban Development, Kingston
- Corcan, Commercial Site Plan, Kingston
- Robinson Business Park, Commercial Development, Kingston
- Gloucester Non-Profit, Urban Site Plan, Ottawa
- Richardson Ridge, Urban Development, Ottawa
- Trinity-Belcourt & Innes, Commercial Site Plan, Ottawa
- Sandpiper Cove, Urban Development, Ottawa
- West Pointe Village, Urban Development, Ottawa

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### Education

Bachelor of Civil Engineering, Carleton University, Ottawa, 1984

### Experience

**2007–Present**  
IBI Group, Associate

**Sept. 2004–2007**  
IBI Group, Project Manager

**2001–Aug. 2004**  
Cumming Cockburn Ltd., Ottawa, ON, Director of Land Development

**1990–2001**  
Cumming Cockburn Limited, Kingston, ON, Engineering Manager

**1987–1990**  
Cumming Cockburn Limited, Ottawa, ON, Design Engineer

**1987**  
Cumming Cockburn Limited, Brockville, ON, Design Engineer

**1985–1986**  
Kilborn Ltd., Maitland, ON, Field Engineer

### Memberships

Association of Professional Engineers of Ontario, Member



- Spring Valley Trails, Urban Development, Ottawa
- Petro Canada, Commercial Site Plan, Barrhaven
- Westbrooke Meadows, Urban Development, Kingston
- Kelloggs Plant, Commercial Site Plan, Belleville
- Harris Lands, Urban Development, Ottawa
- Traditions, Urban Site Plan, Ottawa
- North American – Huntmar, Commercial Development, Ottawa
- Rossignol Seniors Complex, Urban Site Plan, Ottawa
- Marenger Mews, Residential Site Plan, Ottawa
- Barrhaven Mews Urban Development, Ottawa
- Canyon Walk Plaza, Commercial Site Plan, Ottawa
- Petro Canada, Commercial Site Plan – Stittsville
- Pioneer Petroleum, Commercial Site Plan – Alexandria
- Pioneer Petroleum, Commercial Site Plan – Ottawa
- Mobilia Developments, Commercial Site Plan – Ottawa
- Joe Johnson Equipment, Commercial Site Plan – Ottawa
- Somerset Condominium, Commercial/ Residential Infill – Ottawa
- Scott Street Condominium, Medium/ High Density Residential Infill – Ottawa
- Findlay Creek Village Phase 3, Urban Development – Ottawa
- Etta Street Subdivision, Urban Development – Stittsville
- Cataraqui West Master Servicing Reports, Urban Development – Kingston
- Cardinal Creek Subdivision, Urban Development – City of Ottawa
- Springridge North Subdivision, Urban Development – City of Ottawa
- Cataraqui North SWM pond, Urban Development – City of Kingston
- Flying J Travel Plaza, Commercial Development – Napanee
- River's Edge Subdivision, Urban Development – Kingston
- Conservatory Pond Subdivision, Urban Development – Kingston
- McCabe Street Subdivision, Urban Development – Napanee
- Allen's Point Subdivision, Rural Development – Kingston
- Petronella Subdivision, Urban Development – Kingston
- Brewers Mills Subdivision, Rural Development – Pittsburgh Township
- Boston Pizza, Commercial Site Plan – Kingston
- Country Style Donuts, Commercial Site Plan – Kingston
- Tim Horton Donuts, Commercial Site Plan – Kingston
- Petro Canada & A&W, Commercial Site Plan – Kingston
- Loughboro Shores Subdivision, Rural Development – Storrington Township



- Watersedge Subdivision, Rural Development – Portland Township
- Heron's Nest Subdivision, Rural Development – Ernestown Township
- Westwoods on the Park Subdivision, Urban Development – Kingston Township
- Appanea Wynds Subdivision, Urban Development – Napanee
- Rose Garden Subdivision, Urban Development – Kingston
- Briceland Farms Subdivision, Urban Development – Kingston
- Malabar Subdivision, Urban Development – Kingston
- Rontel Alliston Subdivision, Urban Development – Kingston Township
- Arbour Ridge Townhouse, Site Plan – Kingston Township
- Enclave Subdivision, Urban Development – Kingston
- Vista Drive Subdivision, Urban Development – Kingston Township
- Auden Park Townhouse Development – Kingston Township
- St. Lawrence Youth Association, Secure Facility – Ernestown Township
- Cataraqui North Development, Commercial/Residential Development – Kingston Township
- Canadian Tire Corporation, Site Plan – Ottawa
- G. Wright Salt Bath Facility, Site Plan – City of Kingston
- Helen Street Apartment, Site Plan – City of Kingston
- H.M.C.S. Cataraqui Naval Reserve Building, Site Plan – Pittsburgh Township
- Signature Ridge Subdivision, Urban Development – City of Kanata
- Fallingbrook Phase II & III, Residential Development – Township of Cumberland
- Village Park Subdivision, Residential Development – City of Gloucester
- Marie-Rivier Secondary School, Site Plan – City of Kingston
- Sydenham High School and Loughborough Public School – Replacement of sewage disposal system.
- Woodside Public School – Kingston – Replacement of private sewage disposal system.
- St. Peter Catholic School – Kingston – Site plan for portables.
- St. Thomas Moore Catholic School – Kingston – Revise parking lot and playing fields.
- Archbishop O'Sullivan Catholic School – Kingston – Design new entrance and revise parking lot.
- Various other contracts within the Greater Kingston Area, Regional Municipality of Ottawa-Carleton, and the City of Brockville.

### ***Municipal Engineering***

- Millhaven Penitentiary: Court Yard Drainage Improvements
- Joyceville Penitentiary: Parking Lot and Water Distribution System Improvements
- Signal Avenue Reconstruction, CFB Kingston
- Single Quarters, Site Selection Study, CFB Kingston
- Radar Avenue Reconstruction, CFB Kingston



- North Grenville Community Centre – Public Private Partnership Project
- Delaware Avenue & Robert Street Reconstruction (combined sewer) – City of Ottawa
- Gloucester-Cumberland Sanitary Trunk Sewer – Regional Municipality of Ottawa-Carleton
- Hemlock Sewage Pump Station/Forcemain – Regional Municipality of Ottawa-Carleton
- Detail Design, Centennial Drive Extension – City of Kingston
- Waterbend Lane/ Rideau River – Slope Stabilization – City of Ottawa
- Bilberry Creek/ Sugar Bush Court – Slope Stabilization – City of Ottawa
- Drafting Service Percy Street and Gilmour Street – City of Ottawa
- HWY 401 & County Road 41 – Traffic Signals and Road Widening – Napanee/ MTO
- Watermain Replacement – Warkworth Institution
- Detail Design, Water and Sewer Extension – City of Kingston Airport
- Detail Design, Centennial Drive Realignment – Kingston Township
- St. Andrew Street Reconstruction – City of Brockville
- Maple Road Reconstruction – Loyalist Township
- Sanitary Sewer Needs Study, Brookview Subdivision – City of Brockville
- Sanitary and Storm Sewer Flow Monitoring, Phillips Cables – City of Brockville
- Watermain Corrosion Study – Regional Municipality of Ottawa-Carleton
- Design Water Distribution System for the Village of Manotick – RMOC
- Leitrim Village, Servicing Reports – City of Gloucester
- Sanitary Sewer Needs Study, Ryan Farm Subdivision – City of Nepean

***Contracted by Following Municipalities as Municipal Consultant***

**Village of Bath, Township of Adolphustown, Township of South Gower** – Review, approve, and Construction Inspection for various rural subdivisions, including providing general Engineering advice to Council, Clerk and Staff; preparation of Sanitary, Storm Sewer, and Water Distribution Master Servicing Reports; preparation of Engineering Guidelines; General Engineering Advice to Council, Clerk, and Staff. Also responsible for the review, approve and Construction Inspection for the following urban subdivisions: 1,000 lot, Loyalist Estates golf course community; 650 lot, Windermere Estates residential development; 97 lot, Heritage Point shoreline development, and various severances.

