



September 9, 2011

City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Attn: Peter Hume
Chair of the Planning and Environment Committee

RE: OBJECTION TO DRAFT CONDITION REQUIRING MINTO TO BURY THE HYDRO SERVICE ALONG CAMPEAU DRIVE BETWEEN DIDSBURY AND HUNTMAR

Dear Mr. Hume,

On July 28, 2010 draft approval was given by the City for Minto's Arcadia development located north of HWY 417, west of the Carp River and east of Huntmar Rd in the Kanata West Development Area. A condition of draft approval imposed onto Minto and none of the neighboring landowners by the ward councilor, Marianne Wilkinson, prohibits the construction of overhead lines along Campeau Drive.

112. The Owner acknowledges and agrees no overhead lines will be installed along Campeau Drive or any residential streets identified on the draft plan. The location of all overhead lines shall be identified on the Composite Utility Plan and be subject to concurrence by the Ward Councilor and to the satisfaction of the General Manager, Planning and Growth Management.

At the time Minto opposed the condition, but ultimately agreed as we were anxious to move forward with the development and we assumed that alternate corridors, other than Campeau Drive, would be feasible.

The incremental cost to bury the Hydro service along Campeau Drive is estimated to be \$2.04M and would be paid by Minto as none of the other landowners are subject to this condition and Hydro is not a cost-shared item in the KWO agreement.

With the support of the neighboring land owners several options were explored in an effort to resolve the issue. These options include:

1. As Hydro Ottawa prefers overhead lines for ease of O&M, discussions were had with Hydro Ottawa and the other landowners to find an alternate alignment. Three (3) alternative corridors were investigated in detail (417, BRT/Feedmill Creek and Campeau Drive); however, from a distribution standpoint Campeau Drive is the most efficient and economical because it is located in the middle of the site.

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2. In light of bullet #1, a meeting was held with the ward councilor asking to have condition 121 removed from our draft conditions to which she was not in agreement.
3. The option to roll the \$2.04M cost into the Development Charge for Campeau Drive was explored with the City's Development Charges Program Coordinator, but is not possible because:
 - o Hydro ceased to be DC item when the City assumed ownership of Hydro Ottawa.
 - o As burying of Hydro lines along arterial roads is **NOT** a City standard, it is **NOT** eligible for reimbursement under the DC by-law and nor would the City support amending the by-law to include it.
4. It came to our attention through discussions with City staff that there was a similar situation along Kanata Avenue, where the \$2.5M cost to bury the Hydro line was covered by a Special Service Levy of \$18.09/yr for 10 years that was imposed on Kanata area residents. Therefore as a last resort, we approached the ward councilor with the request to amend the existing levy to include the additional \$2.05M for the works along Campeau Drive, which she has agreed to support provided the increase to area residents is not cost prohibitive. She is currently awaiting a response from the City's finance department on this issue.

Minto's position, and those of the adjacent landowners, is that it is unreasonable as part of the planning process to force developer(s) to pay an additional \$2.04M to bury a hydro line solely for aesthetic reasons, when the utility company would prefer an overhead line and overhead lines are an accepted practice in the rest of the City.

We would appreciate you placing this item on the agenda for the upcoming Planning Committee meeting for discussion and ruling by council members. Should you require additional information please feel free to contact me.

Regards,

MINTO COMMUNITIES INC.

Jack Stirling
Vice President, Land Development

cc. Marianne Wilkinson, City of Ottawa
Seane Moore, City of Ottawa
Jeff Parkes, Taggart
Michael Beech, Broccolini

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