



IBI GROUP
400–333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

October 25, 2016

Project: 24674-4.0

Mr. Jim Burghout
Development Manager
Claridge Homes (Bank St.) LP
c/o Claridge Homes
210 Gladstone Avenue
Suite 2001
Ottawa, Ontario
K2P 0Y6

Dear Mr. Burghout:

**RE: CLARIDGE OPA 76, AREA 9a LANDS, LEITRIM
FINANCIAL IMPLEMENTATION PLAN**

This Financial Implementation Plan has been prepared in support of the City of Ottawa's Official Plan Amendment No. 76, which allows for the development of Area 9a located east of Bank Street and north of Findlay Creek in Leitrim.

In their approval of Official Plan Amendment No. 76, Council required that Claridge Homes (Bank Street) LP prepare a Financial Implementation Plan and commit to providing the on-site and off-site servicing systems supported by the recommendations of the Transportation Master Plan and Master Servicing Study.

In accordance with Council's requirements, this Financial Implementation Plan has been developed based on the recommended infrastructure detailed in the above-noted studies. The following is a list of the background documents referenced herein:

- Updated Serviceability Report (Class EA, OPA 76 Areas 8a, 9a, and 9b) Leitrim Development Area, June 2016
- OPA 76 Areas 9a and 9b Community Transportation Study (IBI April 2014)
- Draft Plan (Annis, O'Sullivan, Vollebekk Ltd., 2016) (see **Appendix A**)

IBI has prepared the following Financial Implementation Plan on behalf of Claridge Homes (Bank Street) LP, in accordance with the requirements set out in Section 3.11 of the City of Ottawa Official Plan for Urban Expansion Areas.

This Financial Implementation Plan may be subject to change as detailed designs are developed for future phases (e.g. detailed servicing design for future phases by other developers, etc.) and factors influencing the development change over time. Minor changes to this Financial Implementation Plan may be made at the discretion of the General Manager, Planning and Growth Management and incorporated into future planning approvals. Per the Leitrim MSS Update, (IBI, 2016), "minor design changes may be defined as those which do not appreciably change the

expected net impacts or outcomes associated with the project. For example, underground infrastructure sizes, adjustments to the distribution of low and medium density residential areas, changes to the location and configuration of neighbourhood parks, minor changes to the residential mix, adjustments to stormwater management pond block size, or changes in alignment or facility footprints; which have the agreement of all affected landowners, would be considered as minor.”

It should be noted that landowner cost-sharing agreements will also be prepared for the Leitrim lands subject to Official Plan Amendment No. 76.

Scope of Financial Implementation Plan

The purpose of the Financial Implementation Plan is to:

- Define which on-site and off-site servicing projects described in the Updated Serviceability Report (IBI, 2016), including stormwater management facility works, are eligible for development charge funding and which remaining services will be provided at the expense of the developer;
- Define which on-site and off-site transportation projects described in the Community Transportation Study (IBI, 2014) are eligible for development charge funding and which remaining roads and network upgrades will be provided at the expense of the developer;
- Define which on-site and off-site recreational pathways and park projects are eligible for development charge funding and which remaining components of the pathways and parks will be provided at the expense of the developer;
- Define which erosion control measures (if any) are eligible for development charge funding and which remaining upgrades will be provided at the expense of the developer; and,
- Define any natural heritage system as non-developable lands to be transferred to the City for \$1.00.

Proposed Funding Mechanisms

Development charges are collected by the City of Ottawa in order to contribute to capital costs associated with providing certain infrastructure to service new development. The following types of projects are generally eligible for funding via Development Charges:

- Storm sewers greater or equal to 1800 mm diameter and having flow greater than 3600 L/s, where oversized to support growth-related projects (see **Appendix B** for details);
- Centralized stormwater management facilities to serve growth-related projects controlled by multiple owners (see **Appendix B**);
- Feeder mains greater or equal to 610 mm diameter, where oversized to support growth-related projects;
- Sanitary sewers greater or equal to 450 mm diameter and having flow greater than 80 L/s, where oversized to support growth-related projects;
- Downstream erosion works and fish compensation works required to mitigate the impact of development and that have been identified through an approved study;
- Major collector roads exceeding 11 meters of road surface width, where oversized to support growth-related projects, and,

Traffic signals on major collector roads – subject to meeting warrants, triggered by new construction or widening, and meeting other City requirements – are also generally eligible for funding via Development Charges.

Local infrastructure costs are excluded from Development Charges (DC) recovery and are the responsibility of the private developer. Similarly, sidewalks and bike paths that are external to the development/road allowances and are required as part of the Plan of Subdivision agreement are considered to be the developer's responsibility.

Criteria outlining DC eligibility are presented in the City of Ottawa Development Charges Background Study (City of Ottawa in consultation with Watson & Associates Economists Ltd., April 2014), the City of Ottawa Area Specific Development Charge Background Study for Leitrim Stormwater Facilities (City of Ottawa in consultation with Watson & Associates, February 12, 2016), and Planning Committee Report 26A, Leitrim and Related Stormwater Matters, dated May 25, 2016. These same reports provide capital cost adjustment techniques for eligible water, sanitary, stormwater, and transportation infrastructure projects. The portion of the capital cost that is eligible for DC funding is less than the total capital cost in some situations, to reflect only the growth component of the eligible infrastructure needed in this area.

The water, sanitary, stormwater, parks, erosion works, and transportation infrastructure projects associated with the Claridge Homes (Bank Street) LP Subdivision in Leitrim, are listed in **Table 1** according to proposed funding mechanism.

A summary of the capital cost adjustments for the eligible stormwater related projects and the total estimated DC recovery values are presented in Table 2 (see **Appendix C** for detailed cost estimate), per the Criteria listed in the City of Ottawa Development Charges Background Study (City of Ottawa in consultation with Watson & Associates Economists Ltd., April 2014) and City of Ottawa Area Specific Development Charge Background Study for Leitrim Stormwater Facilities (By Watson and Associates dated February 12, 2016). Additional details are provided as attachments (see **Appendix D**).

Table 2: Claridge Homes (Bank Street) LP Leitrim Development Charge Recovery Estimate

PROJECT	TIMING	GROSS COST (2015 CDN)	DC RECOVERY (2015 CDN)
Leitrim Stormwater Management Pond 1 Expansion	2017	\$4,314,000.00	\$4,314,000.00
Oversized Storm Sewers to Leitrim Stormwater Management Pond 1	2017	\$3,686,027.50	\$1,738,139.16

Table 1: Project Listing and Associated Funding Mechanism

PROJECT TYPE	PROJECTS ELIGIBLE FOR DC FUNDING	PROJECTS AT DEVELOPER'S EXPENSE
Water Distribution	N/A	<ul style="list-style-type: none"> On-site watermains (all equal or less than 406 mm diameter).
Wastewater Collection	N/A	<ul style="list-style-type: none"> On-site sanitary sewers (equal or less than 375 mm diameter).
Stormwater Drainage	<ul style="list-style-type: none"> Storm sewers greater or equal to 1800 mm diameter and having flow greater than 3600 L/s, where oversized to support growth-related projects, as itemized in the City of Ottawa Area Specific Development Charge Background Study for Leirtrim Stormwater Facilities, by Watson & Associates Economists Ltd., dated February 12, 2016. Expansion of centralized stormwater management facilities to serve growth-related projects controlled by multiple owners. 	<ul style="list-style-type: none"> Proposed on-site storm sewers less than 1800 mm diameter conveying runoff to stormwater management facility described above.
Transportation (Roads)	N/A	<ul style="list-style-type: none"> Construction of local roads. Construction of minor and major collector road(s) with pavement width equal or less than 11 meters Traffic signals and control systems associated with the two road projects listed above. Site access, auxiliary lanes and associated signals/intersection improvements on Bank Street with minor collector road.

PROJECT TYPE	PROJECTS ELIGIBLE FOR DC FUNDING	PROJECTS AT DEVELOPER'S EXPENSE
Parks	N/A	<ul style="list-style-type: none"> • Provision of the land, sanitary and stormwater and 50 mm (minimum) water service to the park property line. • Development of local parks, including grading, drainage, seeding, sodding, hard/soft landscaping, sports fields and related development items.
Erosion Works and Fish Compensation	N/A	N/A
Trails/Pathways	N/A	<ul style="list-style-type: none"> • Pathways within local, minor collector road rights-of-way. • Pathways external to roads rights-of-way, triggered by Subdivision Agreement and with the purpose of connecting the Subdivision to public spaces, including:
Natural Heritage System	N/A	N/A

Recovery amounts are subject to change based on the City of Ottawa's plans and policies at the time of construction.

Financial Implementation Plan

Based on the updated Serviceability Report, the oversized storm sewers and expansion of Stormwater Management Pond #1 are required for the development of the Claridge Homes (Bank Street) LP Lands and will meet the eligibility requirements for development charge recovery.

It is expected that the City will provide Claridge Homes (Bank Street) LP with the following recoveries:

- Storm Sewer DC Recovery = \$1,738,139.16 (CDN 2015);
- Storm Pond DC Recovery = \$4,314,000.00 (CDN 2015)

Timing, amount, and methods of DC recovery will be finalized through future discussions and agreements between City of Ottawa and Claridge Homes (Bank Street) LP.

As more information becomes available as part of future design and planning exercises, as City of Ottawa DC recovery rates are indexed, and as DC policies change, the Development Charge estimate can be updated accordingly.

This Financial Implementation Plan does not preclude future separate financial agreements between City of Ottawa, Claridge Homes (Bank Street) LP, and/or other landowners for the installation of public infrastructure within this Community Design area.

Implications on Registration of Area 9a (Claridge Homes (Bank Street) LP)

At the time of registration of the Claridge Homes (Bank Street) LP subdivision within the Leirtrim Community:

- All DC-eligible oversized storm sewer infrastructure will be installed and DC recoveries paid in full to Claridge Homes (Bank Street) LP; and,
- No front-ending agreements are contemplated as part of this phase of the subdivision.

Yours truly,

IBI GROUP

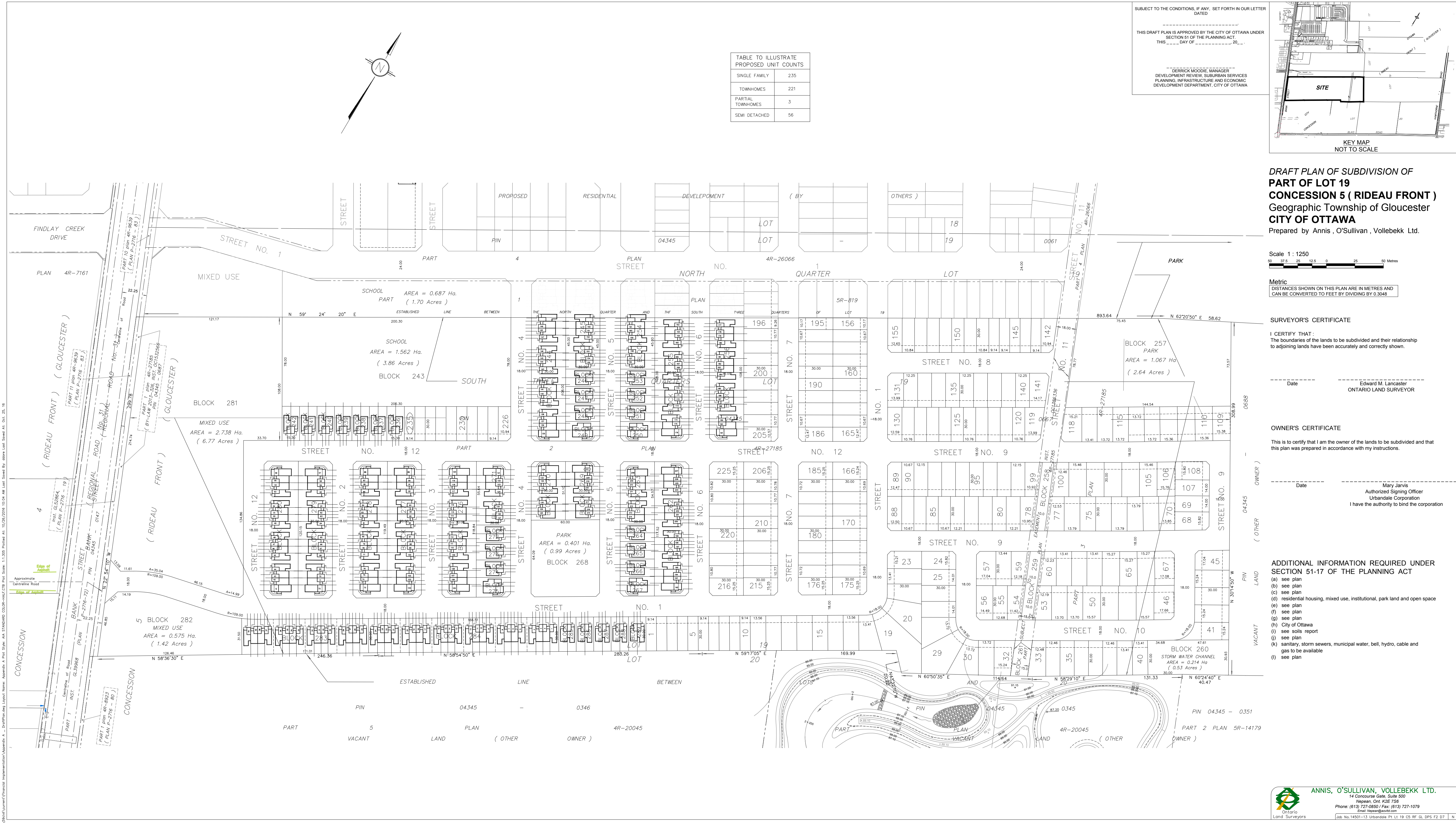

Robert W. Wingate, P. Eng.
Associate

RWW/ks
Encl.

LIST OF APPENDICIES

Appendix A	Claridge Draft Plan
Appendix B	Figure Illustrating Storm Sewers Eligible for D.C. Recovery
Appendix C	Cost Estimate Table for Oversized Storm Sewers
Appendix D	Excerpts from Related City of Ottawa Development Charges Studies

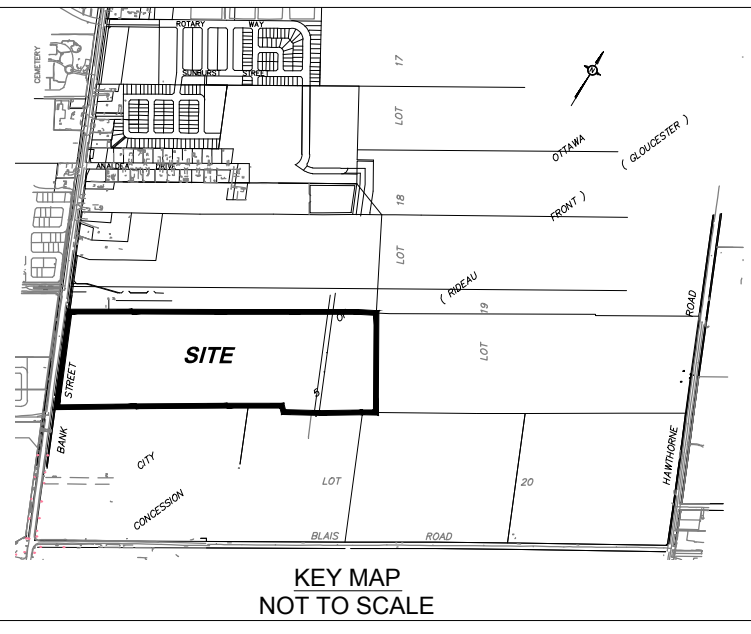
APPENDIX A
Claridge Draft Plan



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT. THIS _____ DAY OF _____, 20____.

DERRICK MOODIE, MANAGER
DEVELOPMENT REVIEW, SUBURBAN SERVICES
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



DRAFT PLAN OF SUBDIVISION OF PART OF LOT 19 CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 1250
Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Date _____
Edward M. Lancaster
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

This is to certify that I am the owner of the lands to be subdivided and that this plan was prepared in accordance with my instructions.

Date _____
Mary Jarvis
Authorized Signing Officer
Urbantale Corporation
I have the authority to bind the corporation

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

- (a) see plan
- (b) see plan
- (c) see plan
- (d) residential housing, mixed use, institutional, park land and open space
- (e) see plan
- (f) see plan
- (g) see plan
- (h) City of Ottawa
- (i) see soils report
- (j) see plan
- (k) sanitary storm sewers, municipal water, bell, hydro, cable and gas to be available
- (l) see plan

ANNIS, O'SULLIVAN, VOLLEBAKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 2S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: info@anniso.com
Job No. 14501-13 URBAN056 P1 L1 15 CS RF GL OPS P2 D7 N

A:\34674\ltd\mca\03 Drawings\304\current\304a\implementation\Appendix A - Draft Plan.dwg User: Agoodwin Date: 10/26/2016 10:04 AM Last Saved By: dms Last Saved At: 01:25:16

APPENDIX B
Figure Illustrating Storm Sewers
Eligible for D.C. Recovery

L:\24674-Lehni\Exp\5.9 Drawings\5616\Current\Financial Implementation\Appendix B - Storm Sewer.dwg, Appendix B - Storm Sewer.dwg, Layout, Name: Appendix B - Storm Sewer.dwg, Plot Scale: 1:0.7979 Plotted At: 10/26/2016 10:05 AM Last Saved By: abna Last Saved At: Oct 25, 16



LEGEND :

- EXISTING SEWER, DIRECTION AND SIZE
- PROPOSED SEWER, DIRECTION, SIZE AND LENGTH

Sheet No. _____ Drawing Title _____ Project Title _____ Scale _____

APPENDIX C
Cost Estimate Table for
Oversized Storm Sewers

APPENDIX C
STORM SEWER D.C. RECOVERY (2015)

PIPE SIZE	LENGTH (M)	GROSS UNIT COST (NO CONTINGENCY)	GROSS COST (2015 CDN)	D.C. RECOVERY UNIT COST (NO CONTINGENCY) (2015 CDN)	D.C. RECOVERY (NO CONTINGENCY) (2015 CDN)
1800Ø	230	3151.03	\$ 724,736.90	\$ 441.86	\$ 101,627.80
2400 X 1800 (2400Ø EQUIV)	314	5195.65	\$1,631,434.10	\$ 2,486.49	\$ 780,757.86
3000Ø	175	7599.18	\$1,329,856.50	\$ 4,890.02	\$ 855,753.50
TOTAL			\$3,686,027.50		\$1,738,139.16

APPENDIX D
Excerpts from Related City of Ottawa
Development Charges Studies

**City of Ottawa
Area-specific Development
Charge Background Study
for Leitrim Stormwater
Facilities**

February 12, 2016

 **Watson
& Associates**
ECONOMISTS LTD.



Plaza Three
101-2000 Argentia Rd.
Mississauga, Ontario
Canada L5N 1V9

Phone: (905) 272-3600

Fax: (905) 272-3602

e-mail: info@watson-econ.ca

www.watson-econ.ca

 Planning for growth

**Schedule 3: Stormwater Management Pond/Drainage System
#2 SUC - Leirtrim (Area S-2)
2015 Cost Information \$'000s**

Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share 64.7%	Non-Residential Share 35.3%
			Benefit to existing development	Grants, repayments, & other contributions			
S2-1	SWM Pond #1 Front-Ending Agreement & Partial Repayments	11,613		11,436	177	115	62
S2-2	SWM Pond #1 Indexing costs				759	491	268
S2-3	SWM pond #1 expansion	4,314			4,314	2,791	1,523
S2-4	SWM Pond #2	12,864			12,884	8,336	4,548
S2-5	Trunk Storm Sewers	35,526		22,043	13,483	8,724	4,759
S2-6	Trunk Storm Sewers indexing				1,930	1,249	681
	SUBTOTAL	64,337	0	33,479	33,547	21,706	11,841
S2-7	Reserve Fund Balance				851	551	300
	TOTAL	64,337	0	33,479	\$32,696	\$21,155	\$11,541

1. LEITRIM AND RELATED STORMWATER MATTERS
LEITRIM ET QUESTIONS CONNEXES LIÉES AUX EAUX PLUVIALES

COMMITTEE RECOMMENDATIONS

That Council approve:

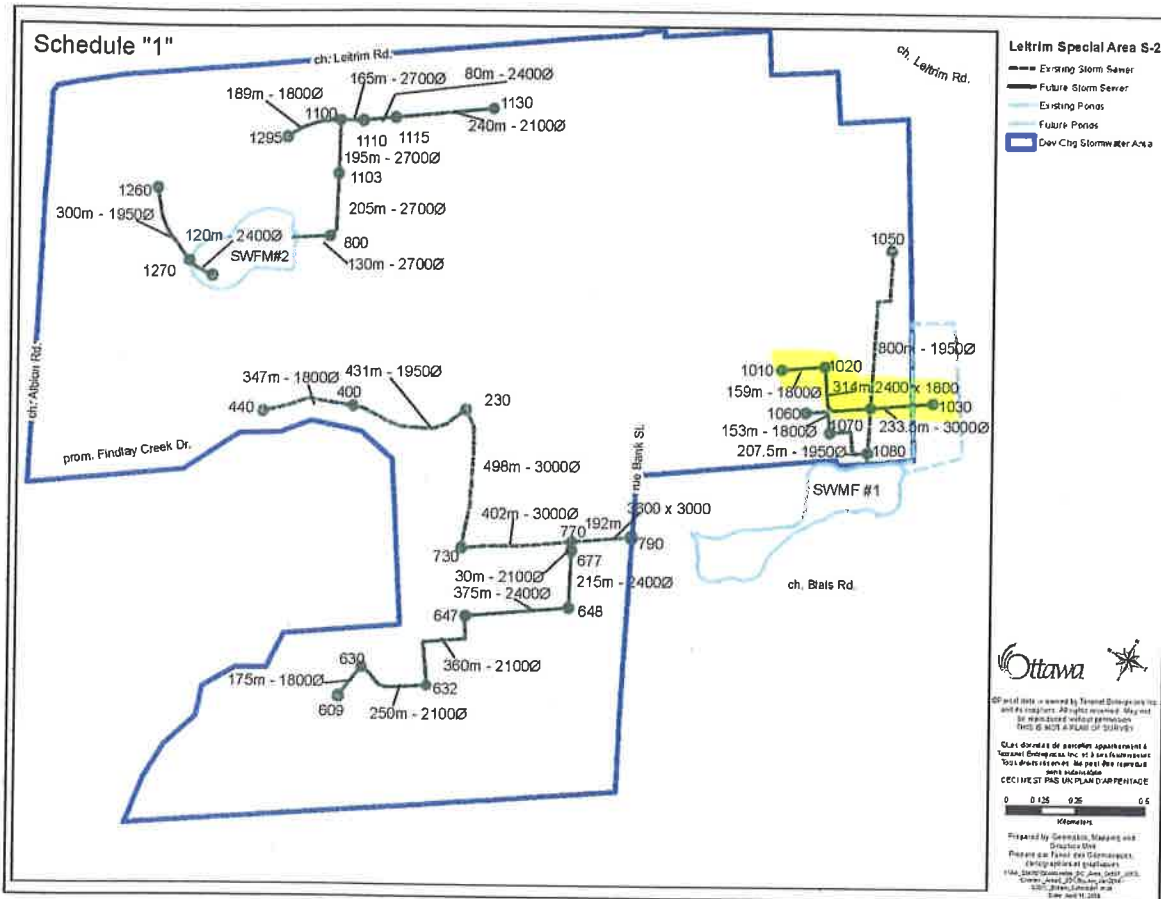
1. the adoption of the Leitrim Area Specific Stormwater Background Study, (Document 1) as amended by the substitution of Revised Schedules "1", "3" and "4" attached as Document 2 to this report;
2. the enactment of the Leitrim Area Specific Stormwater By-law in the general form attached as Document 3;
3. a modification to the Front-ending policy in respect of indexing costs incurred for stormwater facilities to provide that:
 - (a) in respect of work done prior to the date of preliminary acceptance, such work shall be subject to indexing from that date only if the invoice(s) for such work are received within one year of preliminary acceptance;
 - (b) in respect of work done after preliminary acceptance, such work shall be subjecting to indexing from the time of the performance of the works only if the invoice(s) for such are received within one year of such work being performed; and
 - (c) where an invoice is not received within the time frames in (a) or (b) above, indexing shall only apply from the date of the receipt of the invoice.

RECOMMANDATIONS DU COMITÉ

Que le Conseil approuve :

1. l'adoption de l'étude préliminaire sur les redevances d'aménagement propres à la gestion des eaux pluviales du secteur de Leitrim

SCHEDULE "A" – DESIGNATED AREA



Payments for Oversizing for Effective August 1

Benchmark Cost for Storm Infrastructure in a Greenfield Development, No Contingency

Minimum Flow > 3,600 litres/sec

Pipe Diameter		August 1, 2015	August 1, 2016
(ft)	(mm)	Indexing	Indexing
5.5	1,650	\$0.00	\$0.00
6.0	1,800	\$441.86	\$449.81
6.5	1,950	\$871.07	\$886.75
7.0	2,100	\$1,330.51	\$1,354.46
7.5	2,250	\$1,833.35	\$1,866.35
8.0	2,400	\$2,486.49	\$2,531.25
8.5	2,550	\$3,098.35	\$3,154.12
9.0	2,700	\$3,725.42	\$3,792.47
10.0	3,000	\$4,890.02	\$4,978.04

Benchmark Cost for Storm Infrastructure in a Greenfield Development, Contingency Included

Minimum Flow > 3,600 litres/sec

Applicant must provide justification in order to be eligible for Contingency amount

Pipe Diameter		August 1, 2015	August 1, 2016
(ft)	(mm)	Indexing	Indexing
5.5	1,650	\$0.00	\$0.00
6.0	1,800	\$508.14	\$517.28
6.5	1,950	\$1,001.72	\$1,019.75
7.0	2,100	\$1,530.09	\$1,557.63
7.5	2,250	\$2,108.36	\$2,146.31
8.0	2,400	\$2,859.47	\$2,910.94
8.5	2,550	\$3,563.09	\$3,627.23
9.0	2,700	\$4,284.22	\$4,361.34
10.0	3,000	\$5,623.51	\$5,724.74

Payments for Oversizing Effective August 1