



Report n° PE2023-019

Date: April 12, 2023

Submitted by: Marie-Eve Bélanger

Subject: DC Repayment Docteur Corbeil Roundabout

## Nature/Goal

The nature of this report is for Council to authorize the Mayor and the Clerk to sign the Development Charge Repayment Agreement for the new roundabout at the corner of Docteur Corbeil and St-Jean Street, which includes a watermain, sidewalk and a multi-use path as well as the realignment of St-Jean Street.

## Directive/Previous policy

The Development Charge Credit and Reimbursement Policy COMDEV2021-01 was approved by Council on November 15, 2021.

## Department's recommendation

BE IT RESOLVED THAT By-law 2023-26, being a by-law to authorize the signature of a Repayment Agreement in the amount of 6,653,749\$ + HST with Spacebuilders Ottawa Ltd for the construction of a roundabout at the corner of Docteur Corbeil Boulevard and St-Jean Street, be adopted.

QU'IL SOIT RÉSOLU QUE le règlement 2023-26, visant à autoriser la signature d'une entente de remboursement au montant de \$ 6 653 749 avec Spacebuilders Ottawa Ltd pour le carrefour giratoire à l'intersection du boulevard Docteur Corbeil et de la rue St-Jean soit adopté.

## Background

On November 1<sup>st</sup>, 2021, Council approved the draft plan for Spacebuilders Ottawa Ltd , block 284 of Stage 4 of the Morris Village. The United Counties of Prescott and Russell required as part of the conditions that the recommendations of the Traffic study be undertaken by the developer. One of the recommendations was the construction of a roundabout at the corner of Docteur Corbeil Boulevard and St-Jean Street. This project is part of the Development Charge by-law. The developer agreed to design and construct as per the Counties' standards. The developer also needed to enter into a repayment agreement with the city in order to be repaid through the Development Charges.

In 2021, the Department, created the Development Charge Credit and Reimbursement Policy COMDEV2021-01 to better manage and provide a consistent framework to develop and request repayment agreements. This policy was approved by Council on November 15, 2021.

Under this policy, developers can apply to the City for development charge

credits or reimbursement for infrastructure that is to be constructed on the City's behalf.

The development of new subdivisions often requires the construction or improvement to certain roads and intersections or water, sanitary or storm facilities. Those works are identified under the Development Charge Background Study and By-law.

In some instances, a developer may wish to carry out a capital works project ahead of the City's construction timeframe in order to advance development. A credit or reimbursement Agreement that provides a mechanism for the developer to recover all or part of their costs must be undertaken.

### Discussion

As outlined in the policy, Spacebuilders Ottawa Ltd has requested a reimbursement after the development approval. Given that the repayment amount exceeds the \$500,000 threshold, the repayment must be approved by council.

The City is currently working on drafting a Subdivision Agreement for this project.

Based on the Development Charges By-law, a roundabout must be built at the corner of Docteur Corbeil Boulevard, along with a multi-use path and a watermain pipe. Since St-Jean Street is not properly centered in the right-of-way, it will need to be reconstructed from Patricia Street to the south of the stormwater management pond in order to accommodate the future roundabout in the right-of-way. A new sidewalk will also be built to replace the existing sidewalk along St-Jean Street.

### Consultation

N/A

### Recommendations or comments from committee/ other departments

N/A

### Financial impact (expenses/material/etc.)

The Repayment Agreement in the amount of 6,653,749\$ + HST was included in the 2023 budget that was approved for this project.

### Legal implications

N/A

### Risk management

N/A

### Strategic implications

N/A

[Supporting documents](#)

Draft DC repayment agreement

By-law 2023-26