

**Summary of June 1st Cardinal Creek Community Association Meeting with Developers - 9 a.m. - Shefford Road - Technical Building November 23, 2006 Update**

\_Attendance: Wade Clouthier, Manager, Construction Services, City of Ottawa

Joe Mitchell, Ottawa East, Construction Services, City of Ottawa  
Geoff Ross, Richcraft Homes Ltd  
Steve Cunnliffe, Regional Group, Cardinal Creek Development

Inc

Rick Kempaar, Braebury Homes Ltd  
Crystal Beaulieu, Executive Assistant, Councillor Bob Monette  
Bruce Hollands, Director, CCCA  
Sean Crossan, President, CCCA

1 & 2. Introduction and Purpose of Meeting - Sean Crossan

**3. Current Status and Overview of Springridge Subdivision - Wade Clouthier, City of Ottawa**

Mr. Wade Clouthier would not provide any information concerning the release of the developers security deposits as this is a confidential contractual matter between the City and the Developer. He stated that sufficient funds remain to complete any outstanding works on the subdivision. Geoff Ross, Richcraft, indicated that the builders are down to the final 25% of the \$9 M security deposit. City comment - they did not indicate that they were down to this amount but he did tell you the process that took them to 10 % upon finalization of all the works and it remains until the one year warranty period is finish.

**Discussion about Current Status of Public Works**

The City clarified that it current owns and constructed the pathway around Springridge subdivision - damage caused by builders will require enforcement (re: rear of Braebury lots 57 and 109) and attention by the City Construction Services Division. The City staff did not confirm City ownership of any other property and works in this subdivision at the meeting. In a subsequent email, the City confirmed via email that they own the property for the road right of ways, parks, and pathway blocks at the time of registration of the subdivision. The city does not assume the constructed works on those lands until the end of the warranty period (timing to be specified by Wade) . The city may maintain some of the works such as the watermains as soon as the residents move in.

Sean Crossan, CCCA provided a plan of subdivision map demonstrating that the subdivision is 94% sold out and 90% built out as of May 28, 2006. Richcraft Homes has 10 homes to build and expects to be completely built out by Spring 2007 whereas Braebury has 44 homes to build and expects to be completely built out by Fall 2007. Schroeder Street and Birdseye have 29 or 55% of all vacant lots as they back onto Trim Road.

It is clear that Phase 1 is 100% built out; Phase 2a is 98% built out; Phase 2 B is 85 % built out; and Phase 3 requires more work.

#### **4. Schedule of Works for Completion of all Public Works and Parks in Springridge Subdivision - Steve Cunliffe, Geoff Ross and Rick Kempaar**

1a. Watermain on Trim Road East - start early to mid-July and to be completed by August 31, 2006 at the latest. Steve The shop drawings for the watermain are being revised now for final approval. **Drawing were approved and securities secured from builder in fall 2006. Can expect major construction on Trim Road in spring 2007 as this massive watermain is installed.**

1b. Completion of all intersections including Springridge north and south by end of August 2006. (Did not happen as planned.) Steve Cunliffe confirmed that the engineering drawings for the intersection works were approved but the watermain works have to be completed prior to the road works. This intersection left turning lane was approved by Mike Wildman, Infrastructure Services. Springridge south - temporary gravel sidewalk will be constructed by end of June 2006. Currently finishing works at this intersection. **Awaiting update from builder on construction plans.**

1c. Certification of noise barrier and painting to remove graffiti - October 2006 - Geoff  
- must complete house where sales centre is currently located;  
- install same piece of noise barrier to cover sales centre area ; and,  
- remove the graffiti, certify the construction, and ask the city to assume the sound barriers .

**Awaiting update from builder.**

1d. Lathrop Lane (construction of sidewalk east of Trim) - Springridge north to Watters Rd East will be constructed by end of August 2006 right after water main goes in. **Done - mid-November 2006.**

1e. Request put in to Hydro One to turn street lights on at Portobello and Springridge south - this is a safety issue. Wade indicated that it is a lengthy process (7 months to-date) to get the Hydro permit and then the construction completed. The permits have been submitted and the poor service level has been brought to the attention of Hydro already. It is the same timelines for the developer and the city. **Done**

#### **Parks and Pathways**

2f. Clean and green Springridge Trailhead park for City to complete - rough grade end of June 2006 - City responsible to construct pathway link - to be completed by end of **August 2006 Done**

2g. Complete Caprihani Trail park by end of **June 2006 - Geoff Primarily Done** (This area is missing one or two blue spruce or fir trees close to the last house on Caprihani Way)

2h. Cassia Park - fertilize and ensure turf is suitable for turn over to City - **June 2006 - Geoff - Builder paid City to finish obligations**

2i. Complete and pave all pathway links (will gravel Springridge link) by the end of **July 2006 - Geoff** In a subsequent email, Wade verified the lights are not required by the new city policy but the developers will consider them for consistency with previous phases. **Primarily Done**

2j. Richcraft to repair and pave washed out **inclined walking pathway** behind lots 45 to 47 - end of **July 2006 - Geoff Done - June 2006**

2k. Complete all pathway fencing except Springridge (Braebury lot) by end of **July 2006 - Geoff Primarily Done** (awaiting installation of fence on Springridge once final grading of house completed)

2l. Replanting of trees in areas such as triangle behind lots 45 to 49, 343 to 345 and leading to middle storm water management pond (btwn Heatherstone and Caprihani)- **September 2006 - Geoff - Primarily Done** (white pines to be planted in triangle in the spring)

2m. **Geoff to look into** the removal of the Braebury trees and stumps along pathway near lots 45 to 49 - **response by June 15, 2006 - Nil response**

### **Capital Works - Phased to Home Completion**

3n. Complete outside Springridge sidewalk by **October 15, 2006 - Geoff - Primarily Done - Mid-November 2006** (due to construction of one home sidewalk not completed on one side of Springridge)

3o. Asphalt/cement Springridge bus pads by end of June 2006 - Geoff Asphalt bus stop pads is adequate for low use areas and concrete is preferred for high use stops that have the possibility of a shelter in the future. **Done - June 2006**

3p. Completion of curbs by Torus where homes are built - June 2006 - Geoff **Done**

3q. Complete street trees and landscape Springridge where lots are built by end of June 2006 - Geoff **Springridge Landscaping Primarily Done - Mid-November 2006**

3r. Complete all of Springridge landscape and trees by end of September 2006 - Geoff **Some work yet to be Done.**

3s. Completion of final lift of asphalt where there is sufficient contiguous completed development by end of September **Expected to be completed - July 2007.**

3t. Geoff to look into damage caused by bulldozer on Caprihani Way (Lots 331, 332) - City to install permanent street signs, stop signs, traffic signs by end of September 2006 - Wade **Primarily Done in summer but graffiti artist damaged signs - new signs expected to be installed. Association is looking for information on graffiti artist to resolve issue.**

Sean followed-up re: Installation of crosswalk and/or speed bumps/signage at Springridge entrance to Block 376 so that kids can cross to Cassia park. Mr. Rodney Pitcher confirmed that Pedestrians Ahead signs will be installed to address this issue. The City has forwarded a Work Order (4 to 6 weeks) to authorize the installation of two (2) "Pedestrians Ahead" signs on the Springridge Drive approaches to the pedestrian walkway connection to Cassia Circle. We will also continue to monitor progress of the construction works and undertake the installation of additional pedestrian warning signs (if required) on the other streets in the area in the future.**Done**