



Country Hill Estates Association (CHEA) Community Update

Monday January 15, 2018

www.CountryHillEstates.ca

mail@CountryHillEstates.ca

On January 18, 2017, CHEA [submitted a letter](#) to City of Ottawa Manager Steve Kanellakos outlining our concerns with subdivision delays and lack of engagement on the part of city staff.

2017-02-14 - City Manager Response

In his [written response](#) City Manager Steve Kanellakos stated, "I can advise that I have directed staff to prioritize the outstanding issues on this file, and to work with residents to address concerns as they are raised" and committed to the following:

1. The community concern with respect to ditches and drainage will be addressed in the spring/summer of this year on specific lots which pose a concern for individual homeowners in respect of maintenance
2. Staff will pursue the build-out for a road to provide a secondary access from the community to John Quinn and further create neighbourhood connectivity with the adjacent Estates of Monticello subdivision through completion of Adam Baker Way
3. Staff will work with Cornwall Gravel Company Ltd to complete the design works for Phase III to facilitate updating approvals to maintain progression from phase II to phase III

2017-12-14 - Country Hill Estates Association QA/QI

Ten months after receiving this correspondence, CHEA has not been provided with written follow-up regarding the status of these commitments.

Progress updates are received by CHEA through on-site observation or when we reach out to Councillor George Darouze's office; not as a result of communications from the City of Ottawa.

At the end of 2017, we conducted QA/QI based on the City Manager's commitments as follows:

1. The City of Ottawa did complete a ditch/drainage inspection in April 2017. The only result has been to remove trees that were blocking the stop sign at the intersection of Ira Morgan and Whiteside. However, completion and maintenance of ditches is still a significant concern in Phase II due to the presence of large rocks and trees.
2. No work has been initiated on the completion of the connecting roads to John Quinn. However, emergency services maps and Google maps have been updated to indicate that Iveson Drive does not connect to John Quinn. We are proud to report success regarding the completion of the connecting road from Iveson Drive to Adam Baker.
3. Some lots in Phase III have been sold but there has been no further progress on completing Phase II according to the standards outlined in the subdivision agreement. These lots have been advertised on the City of Ottawa website since July 2016 from \$100,000 to \$199,000.

Park Development and Recreational Pathways

Since our letter was sent to the City Manager at the beginning of 2017, we have raised concerns with the pathways that were part of the original [Subdivision Agreement](#).

1. The City of Ottawa stated they would contact the CHEA Board of Directors so that we could approve the communication about pathways prior to the city contacting our residents. This never happened and the city began contacting residents without our input.
2. Based on community consensus, if the pathways are constructed, the city would require each homeowner to pay association dues to cover maintenance and insurance.
3. Based on community consensus, if the pathways are not constructed, CHEA may pursue compensation for this land based on the following valuation from the Subdivision Agreement.

Phase 1 (1995) Park Development and Recreational Paths \$15,280

Bank of Canada Inflation Calculator (1995-2017) \$22,806

Warren Paving (1994), Schedule "C", [Subdivision Agreement](#) (p. 22)

Phase 2 (1995) Park Development and Recreational Paths \$57,680

Bank of Canada Inflation Calculator (1995-2017) \$86,092

Warren Paving (1994), Schedule "C", [Subdivision Agreement](#) (p. 23)

Phase 3 (1995) Park Development and Recreational Path \$48,800

Bank of Canada Inflation Calculator (1995-2017) \$72,838

Warren Paving (1994), Schedule "C", [Subdivision Agreement](#) (p. 24)

Compensation (2017) estimate \$181,736 or \$2,884 per existing household (63)

Ref: <https://www.bankofcanada.ca/rates/related/inflation-calculator/>

Culverts

CHEA continues to raise concerns with the poor quality of Phase 2 culverts that were part of the original subdivision agreement. If the culverts are not constructed according to the Subdivision Agreement [Warren Paving (1994), Schedule G, [Subdivision Agreement](#) (p. 33)], the Country Hill Estates Association would pursue compensation for this land based on the following valuation.

Phase 1 (1995) Culverts \$20,000

Bank of Canada Inflation Calculator (1995-2017) \$29,851

No Compensation (2017) per existing lot (20) as culverts are complete

Warren Paving (1994), Schedule "C", [Subdivision Agreement](#) (p. 22)

Phase 2 (1995) Culverts \$40,000

Bank of Canada Inflation Calculator (1995-2017) \$59,703

Compensation (2017) estimate \$59,703 or \$1,085 per existing lot (55)

Warren Paving (1994), Schedule "C", [Subdivision Agreement](#) (p. 23)

Phase 3 (1995) Culverts \$20,000

Bank of Canada Inflation Calculator (1995-2017) \$29,851

Compensation (2017) estimate \$29,851 or \$852 per future lot (35)

Warren Paving (1994), Schedule "C", [Subdivision Agreement](#) (p. 24)

Ref: <https://www.bankofcanada.ca/rates/related/inflation-calculator/>

Note: the cost estimates for Recreational Pathways and Culverts are inflationary only. The values do not include any or all direct or indirect changes to costs of construction since 1995. We would like Cornwall Sand & Gravel to provide 2018 estimated costs to complete culverts to the quality indicated in the subdivision agreement. We also recognize that each culvert is unique and requires work that is specific to the grade, width, depth, length and unique topography (Eg. corner lots or varied terrain).

Next Steps for Our Community

We conducted a survey in order to assess the viability of moving forward:

- 100% of respondents want a community association advocating for them
- 89% of residents would support dues

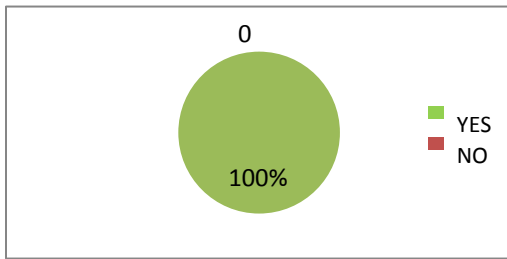
Annual dues would cost only \$50/year (registration fees, website, stationary & insurance). However, if homeowners would like CHEA to seek legal advice and pursue litigation against the city, as a group, we could keep costs down by adding a one-time levy of an additional \$250 to build a legal fund.

Our annual follow-up letter will be sent to Mr. Kanellakos on January 18, 2018 to address outstanding items in the Country Hill Estates subdivision agreement. If you would like to add your voice, please join the Board of Directors:

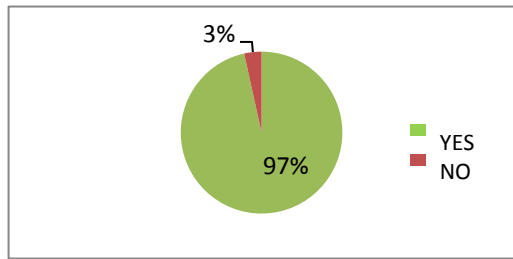
Country Hill Estates Association Board of Directors

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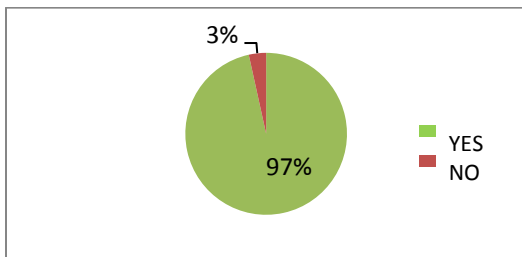
Do you feel Country Hill Estates needs a Community Association to advocate on your behalf?



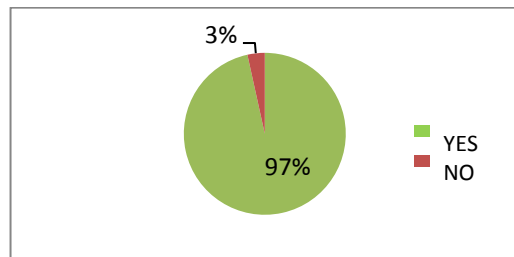
Do you feel the role of the Board of Directors is to disseminate information to the community?



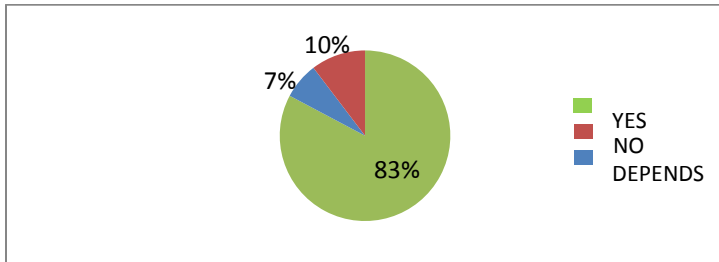
Do you feel the role of the Board of Directors is to advocate on behalf of the community?



Do you feel the role of the Board of Directors is to represent the residents in decisions on the community through a structured process?



Do you support community initiatives being passed by a majority vote?



Would you be willing to contribute funds annually to support common community initiatives?

