

**WITNESS STATEMENT
OF
ROBERT WINGATE**

**CUMMING COCKBURN LIMITED, A DIVISION OF
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1.0 Qualifications

I am a professional engineer with 32 years of experience in municipal engineering and land development engineering in the Ottawa area. I have previously provided expert testimony before the Ontario Municipal Board. A copy of my curriculum vitae is appended to this witness statement as Appendix 1.

2.0 Since 1990 I have directed and overseen the preparation of:

- The final design of residential development within the Kanata Lakes Community
- The final design and construction of the sanitary trunk sewer south of the Beaver Pond
- The storm water management analysis of the Beaver Pond storm water management facility
- The Kanata Lakes North Serviceability Study

I have visited the site on numerous occasions to observe existing conditions prior to construction of the various phases of development and again after construction.

3.0 The following summarizes my understanding of the order of events which led to the servicing scheme which is being implemented in Kanata Lakes, and the impact this servicing scheme has on the phasing of construction of the Kanata Lakes Community.

- (i) In the mid 1980's, Campeau Corporation, the owner of Kanata Lakes at the time, commissioned several master servicing studies to document a preferred servicing strategy for the entire development area. These studies included a report by JL Richards and Associates titled, "Report on

Sanitary Sewer Master Drainage Plan for Kanata Lakes”, dated May 1986, appended to this my witness statement as Appendix 2, and another JL Richards study “Report on Overall Water Distribution Plan for Kanata Lakes”, dated April 1986, appended to my witness statement as Appendix 3.

- (ii) The “Report on Sanitary Sewer Master Drainage Plan develops a waste water servicing strategy which requires the construction of two sanitary collector sewers, one on either side of the Beaver Pond, to service Kanata Lakes. These two collectors come together at a common outlet sewer at the north end of Kimmins Court. Refer to Point F - Drawing Number 1 in Appendix 2.
- (iii) Construction of Kanata Lakes started in the late 1980's with the construction of the sanitary collector sewer along Kimmins Court, Walden Drive, Weslock Drive and southerly along Knudson Drive. This original phasing was dictated by the requirement and ability to provide for other municipal infrastructure such as water and vehicular access which were both available to the east and south through the extension of existing infrastructure.
- (iv) Due to the availability of water, wastewater and stormwater infrastructure in the east and south east quadrant of the Kanata Lakes development area, phasing started in this area and progressed generally in a north westerly direction with the extension of this infrastructure to meet market demands.
- (v) In late 2002, KNL Developments Inc. commissioned an update to the servicing strategy for the northern portion of Kanata Lakes to support draft plan approval of the remaining portion of Kanata Lakes. This report was prepared by Cumming Cockburn Limited (“CCL”) and titled, “Kanata Lakes North Serviceability Study”, dated November 2002, appended to my witness statement as Appendix 4 (the “CCL Serviceability Report”). The report maintains the servicing strategy identified in the 1980's by J.L. Richards and updates the design criteria to reflect current City of Ottawa design guidelines.
- (vi) The CCL Serviceability Report also outlines a preferred phasing plan for the undeveloped portion of Kanata Lakes reflecting the logical extension of municipal services in an orderly way and considers market demands for housing of various types within the Kanata Lakes Community.
- (vii) Drawing 3433-LD-5000 of the CCL Serviceability Report illustrates that the waste water outlet for the entire development area north of the Beaver Pond and the Kizell Pond is located north of Kimmins Court. A sanitary collector sewer must be extended from Kimmins Court westerly to service the development area north of the Beaver Pond. This plan also illustrates that the wastewater outlet for the undeveloped area south of Kizell Pond exists in Goulbourn Forced Road immediately south of Kizell Pond.

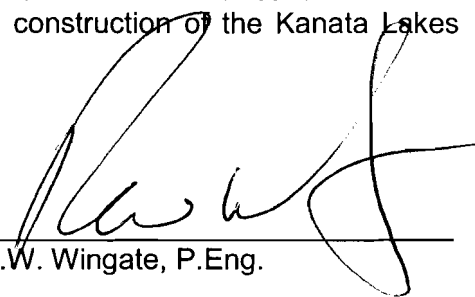
- (viii) Drawings 3433-LD-5001 and 5003 of the CCL Serviceability Report illustrate that a storm water outlet and a potable water supply are also located at the east end of the Beaver Pond. The existing watermain terminates in approximately the same location as the existing end of Walden Drive just north of Kimmins Court. These outlets are available to service the remaining development area north of the Beaver Pond.
- (ix) Drawings 5001 and 5003 also illustrate that a storm outlet is available on the south side of the Kizell Pond and a 610 mm diameter watermain exists at the corner of Goulbourn Forced Road and Castlefrank Road to service the undeveloped lands south of the Kizell Pond.

4.0 Summary

- (x) Drawings 5000, 5001 and 5003 of the CCL Serviceability Report demonstrate that all the major municipal infrastructure required to develop north of the Beaver Pond currently terminates at the east end of this development area. The extension of these services is required as part of Phase I of any development north of the Beaver Pond or Kizell Pond. The phased extension of this infrastructure requires that construction north of the ponds should be phased in an east to west direction.
- (xi) Drawings 3433-LD-5000, 5001 and 5003 of the CCL Serviceability Report also illustrate that the development area south of the Kizell Pond and west of Goulbourn Forced Road is fully serviced to the perimeter of this development area and that this area can develop simultaneously with development north of the Beaver Pond.

5.0 Opinion

- (xii) It is my professional opinion that significant work has been done over time to facilitate the orderly development of the entire Kanata Lakes development area.
- (xiii) This work commenced with the preparation of a master servicing strategy which has been followed to date and which should continue to be implemented to the completion of the construction of the Kanata Lakes community.



R.W. Wingate, P.Eng.

October 4, 2005

ROBERT W. WINGATE, P.ENG.

CCL/ IBI Group, Ottawa Branch Manager

Representative Experience

Municipal

- Castlefrank Road – City of Kanata
- Cardinal Creek Trunk Storm Sewer – City of Cumberland
- Cumberland Expansion Area Master Drainage Plan Update – City of Cumberland
- Watts Creek Master Drainage Plan – City of Kanata
- Ottawa River Sanitary Sub-Trunk Sewer – Regional Municipality of Ottawa-Carleton
- Cardinal Creek Storm Water Management Facility – City of Cumberland
- Campeau Drive Trunk Storm Sewer and SWM Facility, City of Kanata – PenEquity
- Highway 16 Sanitary Trunk Sewer – City of Nepean
- Castlefrank Road Trunk Sanitary Sewer – City of Ottawa
- Belcourt Boulevard Reconstruction – City of Gloucester
- Chapel Hill Access Road and Servicing, City of Gloucester – Minto Developments Inc.
- Orleans Boulevard – City of Gloucester

Planning and Feasibility Studies

- Leitrim Community Design Plan – City of Ottawa
- Kanata Lakes North Serviceability Study – City of Ottawa/KNL
- Nepean Town Centre Design Plan – City of Ottawa
- Concept Design NRC Lands – Canada Lands Corporation
- Jockvale Servicing Study – City of Nepean
- Kanata Town Centre Implementation Strategy – City of Kanata
- South Nepean Serviceability Study, South East Barrhaven – City of Nepean
- Market Valuation Analysis – National Capital Commission
- South Nepean Secondary Plan for Areas 9 & 10 – City of Nepean
- Addendum to EA for Area 9 & 10, West Barrhaven – City of Nepean
- Residual Sanitary Sewer Capacity South West Barrhaven – City of Nepean
- Solicitor General, National Headquarters Master Plan CSIS (Security Cleared)

Profile

EDUCATION

Bachelor of Engineering (High Distinction), Carleton University, Ottawa, Ontario, 1971

EXPERIENCE

Sept. 2004 - to date

CCL/ IBI Group, Ottawa Branch Manager

2001 – Aug. 2004

Cumming Cockburn Ltd., Ottawa, ON, Ottawa Branch Manager

1990 - 2000

Cumming Cockburn Ltd., Ottawa, ON, Director of Engineering

1986 – 1989

Curb Construction and O'Leary's Limited, Ottawa, Ontario, Vice-President and Construction Manager

1985

City of Gloucester, Ottawa, Ontario, Engineering Manager

1976 – 1984

Cumming Cockburn Limited, Ottawa, Ontario, Senior Project Manager

1975

Regional Municipality of Ottawa-Carleton, Ottawa, Ontario, Project Manager

1973 – 1974

Cumming Cockburn and Associates Limited, Ottawa, Ontario, Project Engineer

1971 - 1972

Department of Highways of Ontario, Ottawa, Ontario, Project Engineer



ROBERT W. WINGATE, P.ENG.

Urban Development

- Kanata Lakes Subdivision (900 acres in City of Kanata) residential development including a golf course – Genstar Development Company
- Stonebridge (400 acres) residential development in south Nepean – Monarch Homes
- Barrhaven South Serviceability Study (1000 acres), City of Nepean – Minto Developments
- Barrhaven Community – over 600 acres of residential development in the Barrhaven area of Nepean – Tartan Development Corporation
- Davidson Heights, City of Nepean – Tartan Development Corporation
- Longfields Community, City of Nepean – Claridge Homes Inc.
- Briarbrook Community, City of Kanata – Coscan Development Corporation
- 350 Unit Apartment Site in Kanata – Homestead Land Holdings Limited
- OMNI Care, Long-term care facility, City of Kanata – OMNI Health Care
- Hunt Club/Merivale Commercial/Retail Development, a 40 acre development with over 200,000 ft² of retail space in the City of Nepean – Melron Property Enterprises Inc.
- Kanata Town Centre Regional Shopping Centre, a 100 acre Commercial/Retail development with over 1 million ft² of space, in the City of Kanata – Westeinde Fleming Development Ltd./PenEquity
- Falling Brook Community (400 acres) residential development in Cumberland – Coscan Development Corporation
- Convent Glen (800 acres), City of Gloucester – Coscan Development Corporation
- Hazeldean North, City of Kanata – Coscan Development Corporation
- Delorme Phase I, City of Gloucester – Coscan Development Corporation
- Glen Cairn Subdivision, City of Kanata – Coscan Development Corporation
- Marchwood–Lakeside Feasibility Study (1200 acres), City of Kanata – Campeau Corporation
- Hazeldean Road Mall – City of Kanata – Penex Kanata Limited
- Convent Glen Shopping Centre, City of Gloucester – Coscan Development Corporation

Profile

1966 – 1970

Department of Highways of Ontario and
Dibblee Construction Co. Ltd., Ottawa,
Ontario, Student Engineer

MEMBERSHIPS

Professional Engineers of Ontario,
Member (1973 - Present)

Designation as a Consulting Engineer
(1993 – Present)