

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 12 09-96-20302-015
Your File/V/Réf.

DATE 14 November 1996

TO/DEST. Co-ordinator
 Corporate Services and Economic Development Committee

FROM/EXP. Planning and Development Approval Commissioner

SUBJECT/OBJET **LAND ACQUISITION - 999 CONNAUGHT AVENUE
WEST TRANSITWAY EXTENSION PROPERTY
OWNER: ARNOLD AND JOAN PRESLEY**

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the acquisition of 999 Connaught Avenue, City of Ottawa, from Arnold and Joan Presley for the future construction of the West Transitway Extension, for a consideration of \$150,000.00 plus GST.

BACKGROUND

Regional Council at its meeting of August 12, 1992 (Report 30, Item 30) authorized the acquisition of residential properties identified as being wholly or partially required for the West Transitway Extension Project. These properties are being purchased in advance of need to avoid causing any undue hardships to affected homeowners. Several properties along Burgess Avenue, Alenmede Crescent and Connaught Avenue were identified as those affected.

The subject property is legally described as being Lot 32, Plan 369009, Connaught East, City of Ottawa and is municipally known as 999 Connaught Avenue. It consists of a 1,272 square foot, brick, 2 storey detached residence. It has been designated as one of the properties required in its entirety for the project. The property is owned by Arnold and Joan Presley. Mr and Mrs Presley are purchasing another residence and are requesting that the Region acquire their property in advance of need pursuant to Regional Council's direction. An appraisal of the property was completed and the settlement is in accordance with the report.

The entire property is required and the building will eventually need to be demolished to make way for the Transitway construction. The property will be rented and maintained until such time that it is required for construction.

In summary, compensation for the acquisition of the subject property by which the Region is to receive a conveyance and a release from all claims whatsoever arising out of the acquisition is as follows:

Market value	\$ 150,000.00
Total	\$ 150,000.00

CONSULTATION

Beginning in November of 1990 numerous community associations, interest groups and the general public participated in public information centres to discuss this project. The information centres provided an update on the progress of the Environmental Assessment Study and an evaluation of the alternate transitway alignments and further provided the public with an opportunity to give their input and express any comments. There were a number of concerns expressed by residential property owners potentially affected by the extension. These included concerns regarding the amount of time involved in completing the E.A. process, the amount of land that would be taken from each property and the impact of both the study and the ultimate construction of the project on property values. There was concern by the homeowners that their properties would not be saleable due to a cloud of uncertainty in the minds of potential purchasers. As a result Regional Council approved the policy of acquiring residential properties in advance of need to avoid causing undue hardship to the affected homeowners.

EXPENDITURE JUSTIFICATION

As previously noted, Regional Council has made a commitment to the residents in this area to purchase their properties in advance of need. The homeowners have acted in good faith and proceeded to search and make offers on other residences. To date 16 residential properties have been acquired on this basis. These properties are now being rented and are recovering a portion of the Region's initial cost.

FINANCIAL STATEMENT

Approved Budget to Date	\$ 41,456,000
Total Paid & Committed	<u>(16,730,134)</u>
Balance Available	\$ 24,725,866
THIS REQUEST	<u>(150,000)</u>
Balance Remaining	\$ 24,575,866

Funds have been provided in the 1996 Capital Budget, Account Number 942-30626, West Transitway Extension (reference page 171).

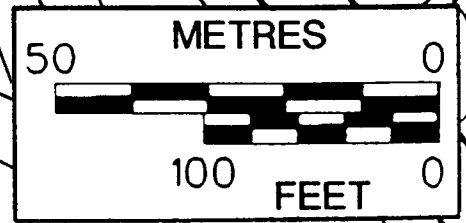
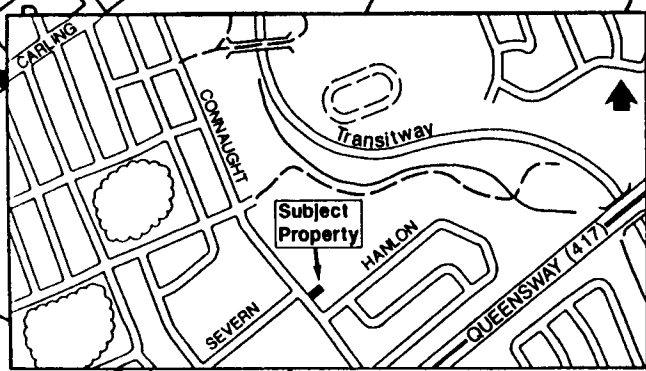
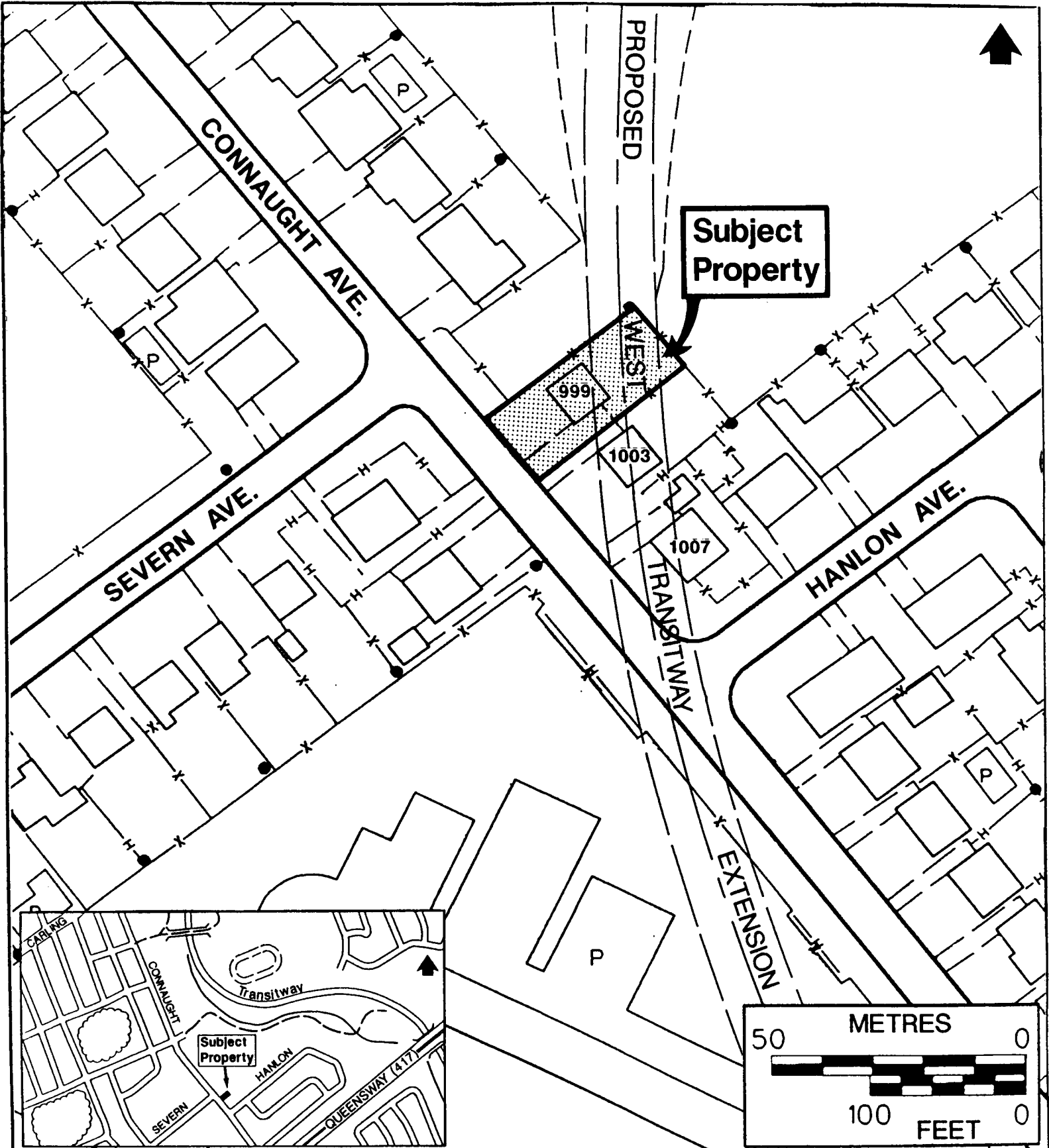
Negotiations with the owners have resulted in agreement being reached in the amount of \$150,000. The Corporation is to receive a conveyance and a release from all claims whatsoever arising out of the acquisition. This settlement is in accordance with corporate acquisition policies and as such, approval is hereby recommended as outlined above.

Approved by N. Tunnacliffe, MCIP, RPP

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

*Approved by T. Fedec
on behalf of the Finance Commissioner*



WEST TRANSITWAY EXTENSION		
Woodroffe - west of Acres Road.		
Owner: Arnold and Joan Presley		
Scale 1:1000 (Approx.)	Drawn By L.J.N.	Checked By
20302-015	Date SEPT. '96	Approved By

Ottawa-Carleton
PROPERTY SERVICES
DEPARTMENT

Division
ACQUISITIONS