

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

REPORT
RAPPORT

Our File/N/Réf. **12 09-97-20302-024**
Your File/V/Réf.

DATE 10 February 1998

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LAND ACQUISITION - 33 BELLFIELD STREET**
WEST TRANSITWAY EXTENSION PROJECT - PHASE I
OWNER: MASTANSIR ISMAILY

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the acquisition of 33 Bellfield Street, City of Nepean, from Mastansir Ismaily for the construction of the West Transitway Extension between Pinecrest Road and Acres Road, for a consideration of \$170,000.

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. Properties along Burgess Avenue, Bellfield Street, Alenmede Crescent and Connaught Avenue were identified as those affected. These properties were recommended to be purchased in advance of need to avoid causing any undue hardships to affected homeowners. Subsequently, the project was split into two phases. Utility relocation and the construction of sound attenuation walls has proceeded along Phase I, which is west of Pinecrest Road. Phase II, which is east of Pinecrest Road, has been put on hold. The subject property is within the Phase I portion.

The property, municipally known as 33 Bellfield Street, consists of a 1,275 square foot split level residence with built-in garage. The property is owned by Mr. Mastansir Ismaily. The owner was given the option of either selling the lands required for construction of the Transitway, or selling the entire property pursuant to Regional Council's direction. This would be consistent with previous acquisitions for this project. Mr. Ismaily has requested the buy-out. An appraisal of the property was completed and the settlement is in accordance with the report.

Only a portion of the property will be required for the Transitway construction. The portion not required for transitway, including the residence, will be disposed of according to Corporate policy

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	\$ 157,000
Disturbance Allowance 5%	7,850
Moving Costs	1,950
Legal Costs	<u>3,200</u>
Total	\$ 170,000

PUBLIC CONSULTATION

Between 1990 and 1996 an Environmental Assessment Study was undertaken and public consultation in accordance with that process was undertaken.

EXPENDITURE JUSTIFICATION

The West Transitway Extension, Phase I, between Pinecrest Road and Acres Road has received Council approval. Utility relocation and the construction of sound attenuation walls has commenced. The subject property is within the Phase I portion. 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 20 residential properties have been acquired on this basis. These properties are now either being offered for sale or rented in order to recover a portion of the Region's initial cost.

FINANCIAL STATEMENT

Approved Budget to Date	\$ 68,307,000
Total Paid & Committed	<u>(30,551,538)</u>
Balance Available	\$ 37,755,462
THIS REQUEST	<u>(170,000)</u>
Balance Remaining	<u>\$ 37,585,462</u>

Funds have been provided in the 1997 Capital Budget, Account Number 942-30626, West Transitway Extension (reference page 161).

Negotiations with the owner has resulted in agreement being reached in the amount of \$170,000. 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 Nick Tunnacliffe, MCIP, RPP
Commissioner,*

LJN/

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

*Approved by C. Colaiacovo
on behalf of the Finance Commissioner*

