

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 09-00-20107-002
Your File/V/Réf.

DATE 20 September 2000

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJECT **PROPERTY ACQUISITION**
SOUTHWEST TRANSITWAY EXTENSION

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the acquisition of lands in fee simple containing approximately 1.324 ha from 845468 Ontario Inc., required in connection with the construction of the Southwest Transitway Extension, being Part of Lot 16, Concession 2, (RF) City of Nepean, for a total consideration of \$261,700.00 plus G. S. T.

BACKGROUND

The Environmental Assessment report (Southwest Transitway Extension) identified a 40 m wide corridor together with additional lands required for construction of and access to the proposed transit station located east of Greenbank Road between Highbury Park Drive and Strandherd Drive. The Region approved the Southwest Transitway Extension alignment in 1997 with Ministry of Environment approval in 1999.

DISCUSSION

The design for the Southwest Transitway Extension and proposed station requires lands beyond the 40 m Transitway Right of Way as set out in the Region's Official Plan. The issue as to whether compensation must be paid for lands beyond the 40 m right of way as it affected lands owned by Jock River Farms Limited was heard by the Ontario Municipal Board on August 11th, 1999. The Board, having heard the evidence, found that the Region was not entitled to any more than the 40 m of land dedicated at no cost and that any further land requirements were to be negotiated between the parties. Jock River Farms Limited own the lands located to the north of this property and the wider Transitway and station requirement would extend from the Jock River Farms Limited property to this property. It is acknowledged by the Regions Legal Department that had this property matter proceeded to the Board it would have recommended that the parties negotiate compensation for the additional requirements.

The total area of lands required for the Transitway and station is 2.20 ha. The 40 m wide Transitway corridor, which is to be conveyed to the Region gratuitously as a condition of the development approval, contains a total area of 0.876 ha., leaving 1.324 ha of lands for which compensation is to be paid. Staff have negotiated an agreement with 845468 Ontario Inc., for the 1.324 ha lying outside the 40 m right of way based on a unit rate of \$197,660 per ha (\$80,000 per acre per Jock River Farms Ltd settlement) for a total consideration of \$261,700 plus G.S.T.

PUBLIC CONSULTATION

Public consultation was undertaken as part of the Environmental Assessment process for the Southwest Transitway Extension alignment.

NEW CITY IMPACT - TRANSITION BOARD APPROVAL

The Southwest Transitway Extension is identified in the Region's Official Plan. When the Transitway is ultimately constructed it will provide improved public transit facilities for residents living in the Barrhaven Community of the New City. In accordance with Ottawa Transition Board Regulation 100/2000 - Section 4, Guidelines - Financial Guideline No. 1 Section 5.2 (e) this property acquisition requires the approval of the Transition Board. As this transaction was not specifically identified in the 2000 Capital Budget, Order No. 900284, Southwest Transitway Extension, Guideline Exemption 3(b) is not applicable.

EXPENDITURE JUSTIFICATION

The lands required for the Southwest Transitway Extension and Station were identified on the Region's Official Plan and the 40 m right of way was established on the Plan of Subdivision. The Ontario Municipal Board directed the parties to negotiate compensation for the additional lands to be acquired by the Region as identified and agreed to at the hearing for the Jock River Farms Limited property. The same principle would apply in this case.

FINANCIAL STATEMENT AND APPROVAL

Approved Budget to Date	\$3,650,000
Total Paid and Committed	(2,477,670)
Balance Available	1,172,330
THIS REQUEST (including G.S.T.)	<u>(280,019)</u>
Balance Remaining	\$892,311

Funds are available in the 2000 Capital Budget, Order No. 900284, Southwest Transitway Extension.

CONCLUSION

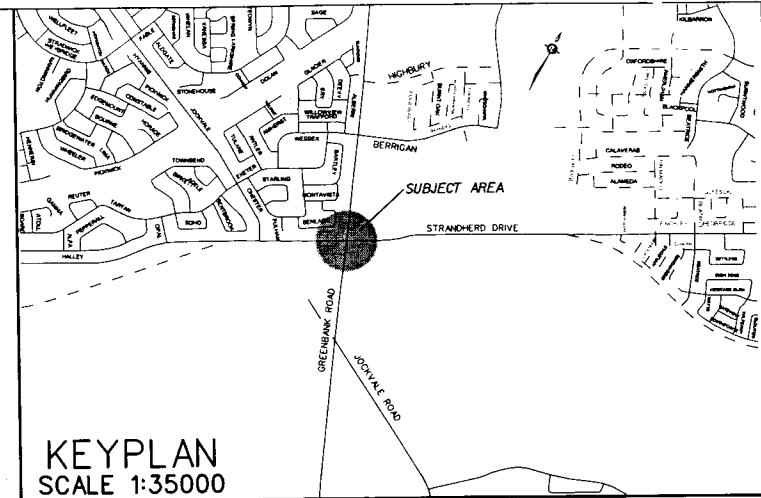
Negotiations with 845468 Ontario Inc., resulted in an agreement being reached in the amount of \$261,700.00 for the 1.324 ha of land. The settlement is in keeping with corporate acquisition policy, and approval is hereby recommended as outlined above.

*Approved by Nick Tunnacliffe, MCIP, RPP
Commissioner, Planning and Development Approvals*

Date: September 25, 2000

Attach. (1)

ANNEX "A"



KEYPLAN
SCALE 1:35000

THE REGIONAL MUNICIPALITY
OF OTAWA CARLETON
P.I.N. 04596-0640

REGIONAL ROAD NO.13
ROAD ALLOWANCE BETWEEN CONCESSIONS
2 AND 3 RIDEAU FRONT
GREENBANK ROAD

CANADIAN TIRE
CORPORATION LIMITED
P.I.N. 04596-0296

845468 ONTARIO INC.

LOT 6 CONCESSION 2 (197)

TRANSITWAY CORRIDOR
AREA 0.976 ha

AREA 1.324 ha


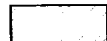
04596-0295

CAUTION
BOUNDARY AND TOPOGRAPHICAL
INFORMATION SHOWN ON THIS SKETCH
MAY NOT BE CURRENT AND ARE
NOT BASED ON AN ACTUAL SURVEY

CANADIAN TIRE
CORPORATION LIMITED
P.I.N. 04596-0457

845468 ONTARIO INC.
P.I.N. 04596-0458

STRANDHERD ROAD ROAD ALLOWANCE BETWEEN LOTS 15 AND 16

-  TRANSITWAY CORRIDOR
-  ADDITIONAL LANDS

TRANSITWAY CORRIDOR

REGION OF OTTAWA-CARLETON
INFORMATION TECHNOLOGY OFFICE

OWNER	845468 ONTARIO INC.	AREA	AS NOTED
SCALE	1:2500	METRIC	DATE SEPT. 11/2000
		FILE	09-00-20107-002

BRANCH	SURVEYS & MAPPING	4250.dgn
--------	-------------------	----------