

Our File/N/Réf.                    12 09-95-03201-002  
Your File/V/Réf.

DATE                                2 May 1996

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

FROM/EXP.                        Planning and Property Commissioner

SUBJECT/OBJET                 **LAND ACQUISITION - HUNT CLUB EXTENSION - PHASE I  
(MERIVALE ROAD TO WOODROFFE AVENUE)  
OWNER : ONTARIO HYDRO**

---

#### **DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee and Council approve the acquisition of 2.552 acres, shown as Parts 1, 2, 3, 4, 10 and 12, Plan 4R-8527 and Part 1, Plan 4R-9998 from Ontario Hydro for the Hunt Club Extension Project for a consideration of \$270,760 plus GST.**

#### **BACKGROUND**

Regional Council at its meeting of August 13th, 1980 authorized the acquisition of properties required for the Hunt Club Extension between Merivale Road and Hwy. 416. The construction between Merivale Road and Cedarview Drive has been completed and the road is fully operational.

The subject parcels are part of a transmission line corridor owned by Ontario Hydro between Merivale Road and Woodroffe Avenue. They are described as being part of Lots 28 and 29, Concession 1, Rideau Front, former Township of Nepean, now City of Nepean, and shown as Parts 1, 2, 3, 4, 10 and 12, Plan 4R-8527 and Part 1, Plan 4R-9998 totalling 2.552 acres. Although the lands are presently zoned Institutional, it was determined that the highest and best use the land in the vicinity of Merivale Road be Industrial and the land near Woodroffe Avenue

would be Residential Development. This was on the premise that the transmission line was removed and the lands were vacant. Based on appraisals undertaken by both Ontario Hydro and the Region negotiations resulted in an agreement being reached in the amount of \$270,760. The lands are encumbered by the transmission line and therefore the consideration has been reduced by fifty percent as is the policy in such cases.

Ontario Hydro gave its permission to enter onto the property and proceed with construction pending the settlement of this transaction.

### CONSULTATION

The Hunt Club Extension was included in the Regional Official Plan adopted by Council on October 9, 1974. Seven meetings were held between May of 1976 and 1977 which provided for public input in the planning phase through the Citizen Advisory Committee. Public information sessions were held over the last 3 years in compliance with the Environmental Assessment requirements associated with this project. The Region's Environmental Study Report considered the concerns expressed at those meetings. Several federal agencies were also involved in the discussions and recommendations were implemented to mitigate any potential impacts.

### EXPENDITURE JUSTIFICATION

The existing Transportation facilities south of Baseline Road were experiencing increasing congestion which was to be relieved by the extension of Hunt Club west of Merivale Road. The extension between Merivale and Cedarview has been completed and is operational. This expenditure will enable us to finalize this transaction, for the acquisition of land upon which construction has been completed.

### FINANCIAL STATEMENT

Approved Budget to Date	\$ 41,050,000
Total Paid & Committed	<u>(32,626,335)</u>
Balance Available	8,423,665
THIS REQUEST	<u>( 270,760)</u>
Balance Remaining	<u>\$ 8,152,905</u>

Funds have been provided in the 1996 Capital Budget, Account No. 912-30610, Hunt Club Road Extension (Merivale to Hwy 416) (reference page 5-96).

CONCLUSIONS

Negotiations with Ontario Hydro have resulted in an agreement being reached in the amount of \$270,760 plus GST. This settlement is in accordance with Corporate Acquisitions policies and as such, approval is recommended as outlined above.

*Approved by  
Nick Tunnacliffe, MCIP, RPP*

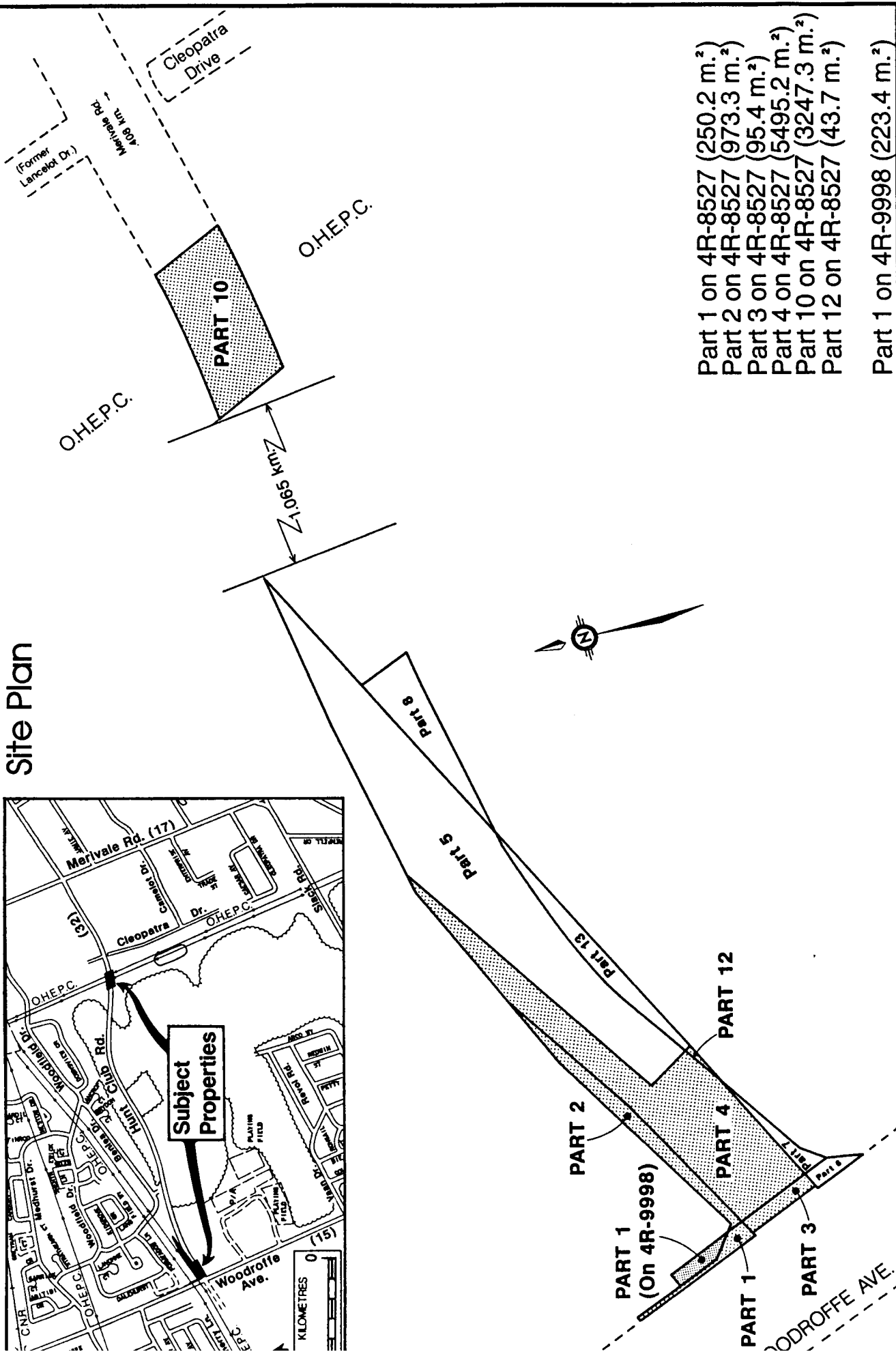
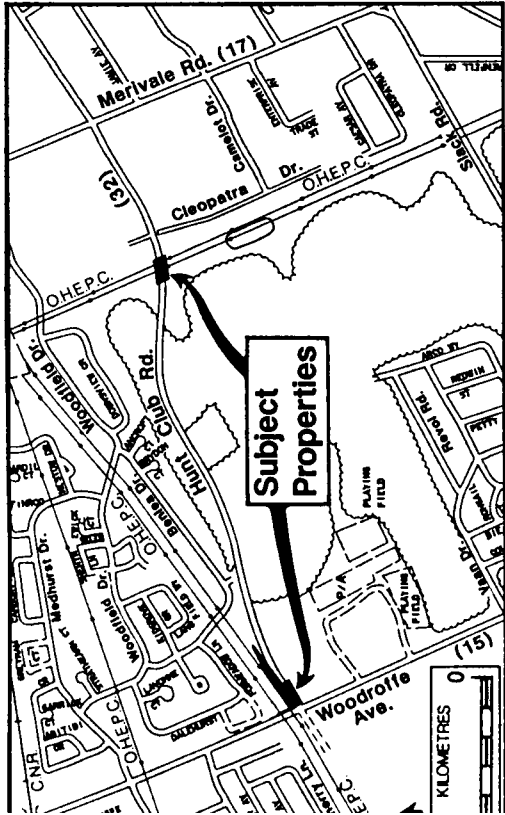
LJN/

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

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

# Site Plan



- Part 1 on 4R-8527 (250.2 m.<sup>2</sup>)
- Part 2 on 4R-8527 (973.3 m.<sup>2</sup>)
- Part 3 on 4R-8527 (95.4 m.<sup>2</sup>)
- Part 4 on 4R-8527 (5495.2 m.<sup>2</sup>)
- Part 10 on 4R-8527 (3247.3 m.<sup>2</sup>)
- Part 12 on 4R-8527 (43.7 m.<sup>2</sup>)

Part 1 on 4R-9998 (223.4 m.<sup>2</sup>)

# OTTAWA-CARLETON

## PLANNING AND PROPERTY DEPARTMENT

**ONTARIO HYDRO**  
 HUNT CLUB ROAD EXTENSION - PHASE I  
 (MERIVALE ROAD TO WOODROFFE AVE.)

ALE DRAWN BY N.T.S. CHECKED BY