

REGION OF OTTAWA- CARLETON

REPORT

RÉGION D'OTTAWA-CARLETON

RAPPORT

Our File/N/Réf. 12 09-97-20302-019
Your File/V/Réf.

DATE 17 September 1999

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LAND ACQUISITION - 1118 ALENMEDE CR., OTTAWA**

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the acquisition of 1118 Alenmede Crescent, City of Ottawa, from Jim Christos Tsoutis and Paulette Tsoutis for the construction of the West Transitway Extension between Pinecrest Road and Acres Road, for a consideration of \$116,450.

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 proceeded along Phase I, which is west of Pinecrest Road, while Phase II, which is east of Pinecrest Road, was put on indefinite hold.

Council at its meeting of May 13, 1998 approved funding for the West Transitway Extension, west of Richmond Road, now designated Phase 1A and deferred funding for the portion between Pinecrest and Richmond Road which is designated Phase 1B. The subject property is within the Phase 1B portion. Only a portion of the property will be required for the Transitway construction. The balance will be offered for sale on the open market. The property will be maintained at a level to achieve maximum market value at the time of resale and recovering a portion of the Region's initial cost.

The property, municipally known as 1118 Alenmede Crescent, consists of a 1,245 square foot two storey semi-detached residence with built-in garage. The property is owned by Jim Christos Tsoutis and Paulette Tsoutis who are absentee landlords. The property is presently occupied but the tenants have advised that they will be vacating the premises prior to closing. The owners were given the option of acquiring those lands required for construction of the Transitway, or a buy-out pursuant to Regional Council's direction. This would be consistent with previous acquisitions along this street. An appraisal of the property was completed and the settlement is in accordance with the report.

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	\$ 115,000
Legal Fees & Disbursements	<u>1,450</u>
Total	\$ 116,450

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 26 residential properties were acquired on that basis. These properties are now either being offered for sale or rented until required for construction, in order to recover a portion of the Region's initial cost.

<u>FINANCIAL STATEMENT</u>	<u>942-30626 (900271)</u>
Approved Budget to Date	\$ 55,359,000
Total Paid & Committed	<u>(26,781,578)</u>

Balance Available	\$ 28,577,422
THIS REQUEST	<u>(116,450)</u>
Balance Remaining	<u>\$ 28,460,972</u>

Funds have been provided in the 1999 Capital Budget, Account No. 942-30626 (Order No. 900271, West Transitway, Acres Road to Pinecrest Road (Reference Page 217). Purchase Requisition No. 10021506.

Negotiations with the owner have resulted in agreement being reached in the amount of \$116,450. 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,
Planning & Development Approvals*

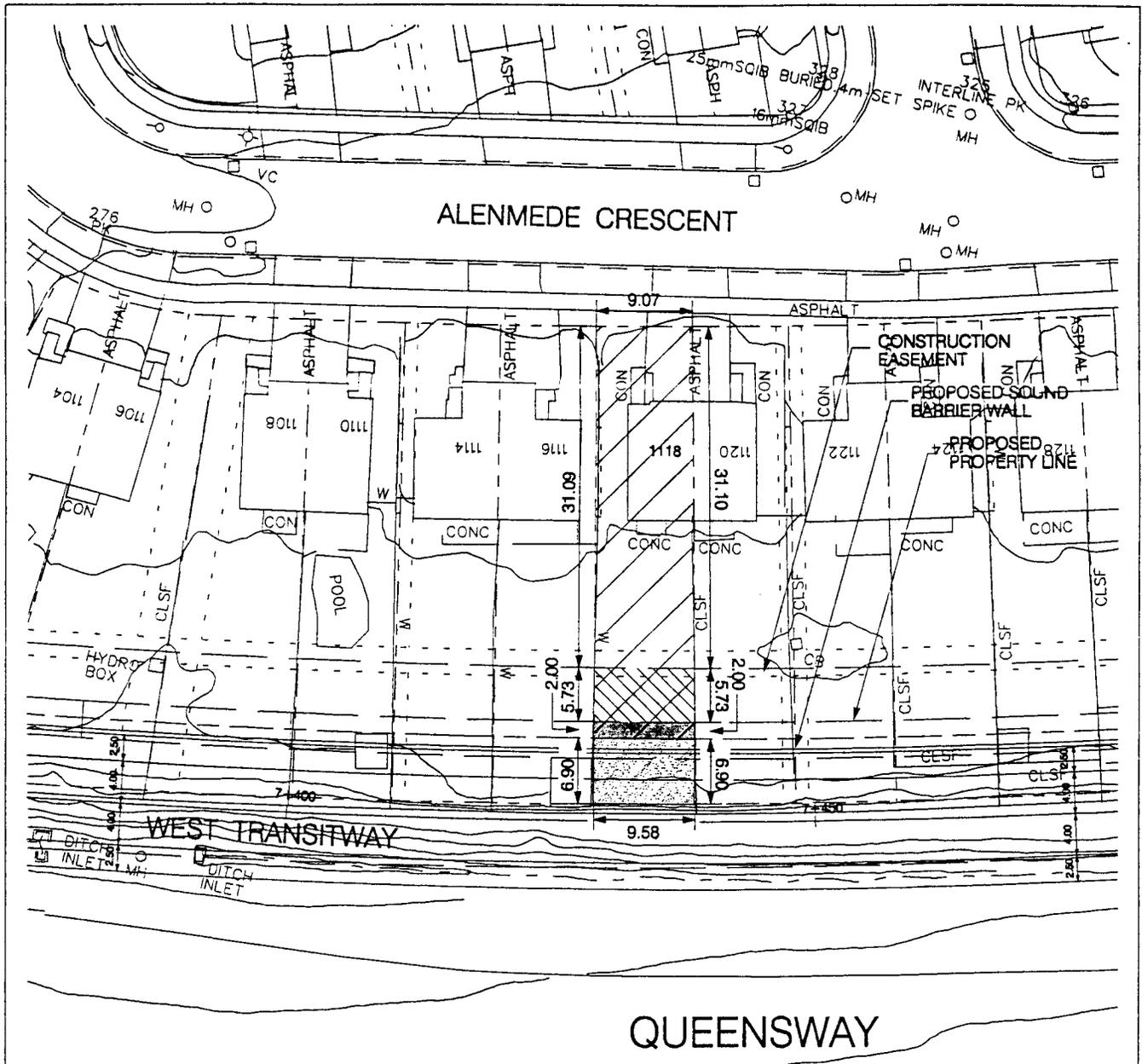
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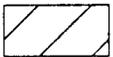
LJN/

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

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



-  CONSTRUCTION EASEMENT : $\pm 54.0\text{m}^2$
-  TAKEN FOR TRANSITWAY : $\pm 65.8\text{m}^2$
-  PROPERTY DISPOSAL : $\pm 359.5\text{m}^2$
-  SUBSURFACE EASEMENT : $\pm 19.0\text{m}^2$

OTTAWA-CARLETON

Environment and Transportation Department

**WEST TRANSITWAY - PHASE I
PINECREST TO ACRES ROAD**

1118 ALENMEDE CRESCENT PROPERTY DISPOSAL

Drawn: L.P.D.. Date: Apr. 99

Chk'd: M.J.R. Scale: N.T.S.

J. MILLER, P.Eng.
Director Engineering Division

RT-2391