

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.           **12 09-95-20203-014**  
Your File/V/Réf.

DATE                       8 June 1999

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

FROM/EXP.               Commissioner  
Planning and Development Approvals Department

SUBJECT/OBJET         **LAND ACQUISITION, 1365 BANK STREET, OTTAWA**

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**DEPARTMENTAL RECOMMENDATIONS**

**That the Corporate Services and Economic Development Committee approve:**

- 1. The acquisition of 762.4 m<sup>2</sup> of land described as Parts 2 & 3, Plan 4R-8448, City of Ottawa, from Ontario Housing Corporation, for the construction of the Southeast Transitway;**
- 2. The acquisition of a temporary construction easement comprising an area of 558.1 m<sup>2</sup> and described as Parts 1 & 4, Plan 4R-8448, for a period of 19 months, all for a consideration of \$129,500.00 plus GST.**

**BACKGROUND**

Regional Council in its approval of the 1991 Capital Budget authorized the acquisition of property required for the Southeast Transitway, Phase III between Billings Bridge and Hunt Club Road.

The subject property is owned by Ontario Housing Corporation and is located along the easterly limit of Bank Street just south of Riverside Drive, as shown on Annex 'A'. It comprises a total area of 9,445 m<sup>2</sup> (2.33 ac.) and is improved with a sixteen storey, 230 unit apartment building.

Requirements from the property involve 762.4 m<sup>2</sup> (8,206.6 ft<sup>2</sup>) of land to accommodate Transitway construction, and the temporary use of an additional 558.1 m<sup>2</sup> (6,007.5 ft<sup>2</sup>) of land to facilitate related construction activities.

Negotiations with Ontario Housing Corporation resulted in an agreement being reached in the amount of \$129,500.00 plus GST, as follows:

|   |                     |
|---|---------------------|
| Market Value of Land ( Fee Simple)              | \$114,000.00        |
| Temporary Construction Easement @ 10% per annum | \$13,500.00         |
| Legal Fees                                      | <u>\$2,000.00</u>   |
| <b>Total</b>                                    | <b>\$129,500.00</b> |

An independant appraisal firm estimated the market value of the land to be \$114,000. Compensation for the use of the temporary construction easement over a period of 19 months was based on a rate of 10% of the estimated land value on a per annum basis, which is in keeping with general practice.

The works at this location have been completed, and the Transitway has been operational since November, 1996.

In summary, this settlement in the amount of \$129,500.00 is in accordance with the appraisal on file, and with corporate acquisition policies and as such, approval is hereby recommended as outlined above.

#### PUBLIC CONSULTATION

Public consultation was in accordance with the environmental assessment process for this project.

#### FINANCIAL STATEMENT

|                         |                           |
|-------------------------|---------------------------|
| Approved Budget to Date | \$90,024,500              |
| Total Paid & Committed  | <u>(\$89,244,069)</u>     |
| Balance Available       | \$780,431                 |
| <b>THIS REQUEST</b>     | <b><u>(\$138,565)</u></b> |
| Balance Remaining       | <u>\$641,866</u>          |

Funds have been provided in the 1998 Capital Budget, Account Number 942-30610 (Order No. 900268), Southeast Transitway (Hurdman to Billings), (reference page 437), Requisition No. 10004387.

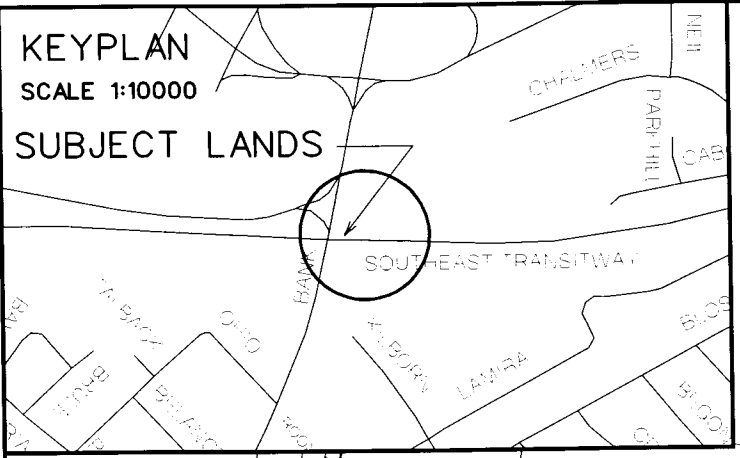
*Approved by Nick Tunnacliffe, MCIP, RPP Date: June 9, 1999  
Commissioner,  
Planning and Development Approvals*

FINANCE DEPARTMENT COMMENTS

Funds are available as indicated.

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

HF/hf  
Attach. (1)

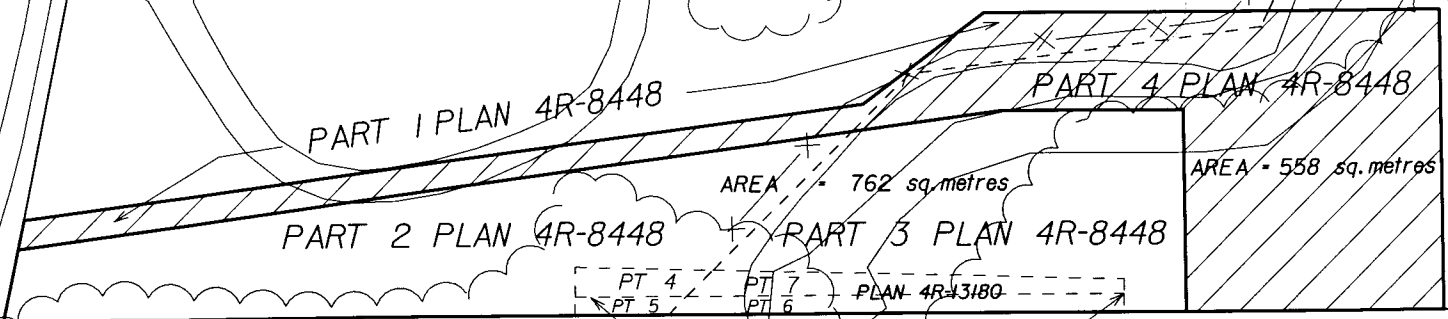


**ANNEX "A"**

ONTARIO HOUSING CORP.  
PIN 04193-0188

PART 1 PLAN 5R-12638  
STORM SEWER EASEMENT

BANK STREET



PART 1 PLAN 4R-8448

PART 4 PLAN 4R-8448

AREA - 762 sq. metres

AREA - 558 sq. metres

PART 2 PLAN 4R-8448

PART 3 PLAN 4R-8448

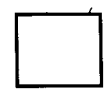
PT 4 PT 7  
PT 5 PT 6 PLAN 4R-13180

BELL & HYDRO EASEMENT  
PTS 5 & 6 PLAN 4R-13180

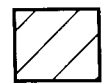
R.M.O.C.  
PIN 04193-0358

SOUTHEAST TRANSITWAY

PART 3 PLAN 4R-13180



TO BE ACQUIRED  
PARTS 2 & 3 PLAN 4R-8448  
AREA = 762 sq. metres



CONSTRUCTION EASEMENT REQUIRED  
PARTS 1 & 4 PLAN 4R-8448  
AREA = 558 sq. metres

SOUTHEAST TRANSITWAY

**REGION OF OTTAWA-CARLETON**  
PLANNING AND DEVELOPMENT APPROVALS DEPARTMENT

OWNER : ONTARIO HOUSING CORP. AREA : SEE ABOVE

SCALE 1:500 DATE :MAY/1999 FILE : 09-95-20202-014

BRANCH ACQUISITION SERVICES

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