

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.                    12-09-98-12501-005  
Your File/V/Réf.

DATE                                17 June 1999

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

FROM/EXP.                        Planning and Development Approvals Commissioner

SUBJECT/OBJET                 **LAND ACQUISITION, CONROY ROAD,  
   NATIONAL CAPITAL COMMISSION**

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**DEPARTMENTAL RECOMMENDATIONS**

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

- 1. Approve the acquisition of 0.3930 ha of land described as Parts 1 & 2, Plan 4R-13899, City of Gloucester, from the National Capital Commission for the sum of \$17,200 plus GST.**
- 2. Approve the conveyance of 0.3225 ha of land described as Part 2, Plan 4R-14432, City of Ottawa, to the National Capital Commission for the sum of \$1.00.**

**BACKGROUND**

Regional Council at its meeting of May 14, 1997 (Report 51, Item 1 Refers) authorized the acquisition of property required for the reconstruction of Conroy Road between Walkley Road and Hunt Club Road in the City of Ottawa.

The subject property is owned by the National Capital Commission and consists of two large holdings, one on either side of Conroy Road, immediately south of Hunt Club Road as illustrated on Annex 'A'. The widening requirements involve two parcels of land; one on the east side of Conroy, shown as Part 1, Plan 4R-13899, and the other on the west side of Conroy shown as Part 2, Plan 4R-13899. The combined area of the two parcels is 0.393 ha.

During negotiations to obtain these widening requirements the NCC expressed an interest in acquiring a parcel of Regional property. The property identified by the NCC is a 0.3225 ha parcel of vacant land situated along the east side of Conroy Road, between the limit of the widened

roadway and a property owned by the Commission. It is identified as Part 2 on Plan 4R-14432, and is illustrated on Annex 'B'. This parcel was originally acquired from the NCC as part of the Federal Bridges Agreement. The purpose for acquiring the property was to accommodate road widening and a proposed grade separation at Conroy and the CN/CP rail corridor. After retaining road requirements, the remainder of the parcel was declared surplus by Regional Council on 9 June 1999.

The abutting NCC property is currently being leased and operated as a golf and go-kart business. Access from Conroy to the NCC property is currently by means of a right-of-way over the Region's parcel. By transferring this parcel to the NCC, the right-of-way would be eliminated and road frontage would be restored to the rear lands.

Negotiations with the NCC resulted in a settlement as follows:

Purchase from NCC

Parts 1 & 2, Plan 4R-13899 - 0.393 ha. or 0.969 ac @ \$100,000 per ac =  
\$96,900

Transfer to NCC

Part 2, Plan 4R-14432 - 0.322 ha or 0.797 ac @ \$100,000 per ac = \$79,700

Payment to NCC

(Difference between the values of the lands purchased and transferred) \$17,200

PUBLIC CONSULTATION

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

FINANCIAL STATEMENT

	<u>912-30688 (900051)</u>
	\$
Approved Budget to Date	13,428,000
Total Paid & Committed	<u>(11,030,394)</u>
Balance Available	2,397,606
<b>THIS REQUEST</b>	<b><u>(18,404)</u></b>
Balance Remaining	<u>2,379,202</u>

Funds have been provided in the 1998 Capital Budget Account 912-30688 (Order No.900051), Conroy Road (Hunt Club to Walkley), reference page 179. Purchase Requisition No.: 10008649.

CONCLUSION

The settlement outlined above is in keeping with corporate acquisition policies, and within the range of property values demonstrated by the various appraisals commissioned for this project. As such, approval is hereby recommended.

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

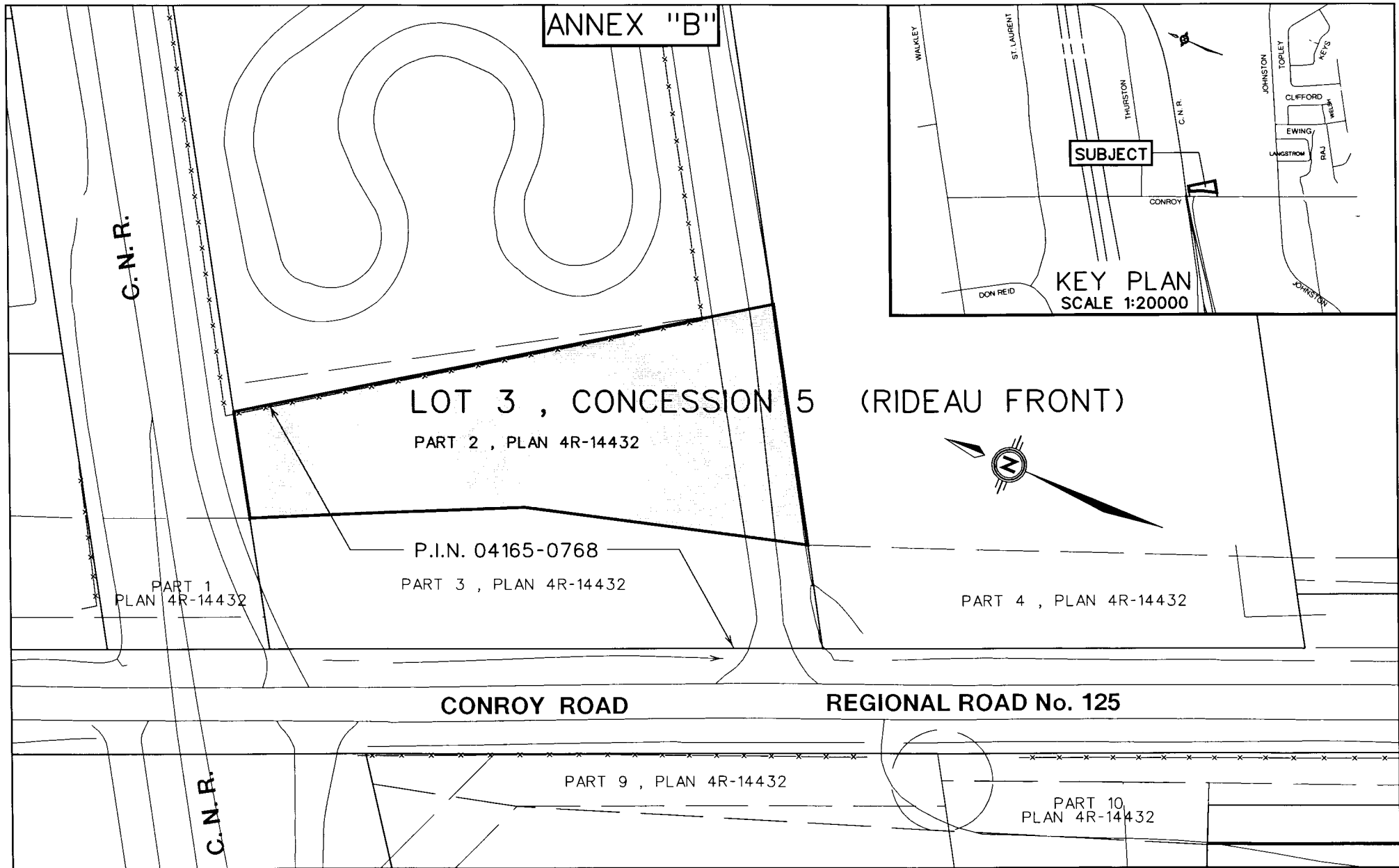
*Date: June 21, 1999*

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

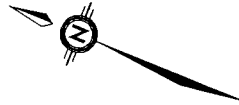
*Approved by T. Fedec  
on behalf of the Finance Commissioner*

HF/hf  
Attach. (2)

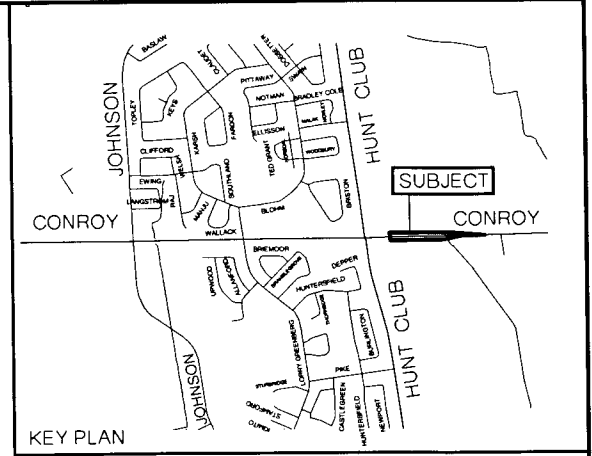


<b>CONROY ROAD SURPLUS LAND</b>			<b>REGION OF OTTAWA-CARLETON PLANNING AND DEVELOPMENT APPROVALS DEPARTMENT</b>		
OWNER	R.M.O.C.	AREA 0.3225 ha.			
SCALE 1:1000	DATE JUNE 14, 1999	FILE 09-98-12501-005	BRANCH	REAL ESTATE SERVICES	3894.dgn

ANNEX "A"



SUBJECT  
PART 1 PLAN 4R-13899  
AREA=555.1m<sup>2</sup>  
OWNER: NATIONAL CAPITAL COMMISSION



KEY PLAN

HUNT CLUB ROAD

CONROY ROAD

HUNT CLUB ROAD

SUBJECT  
PART 2 PLAN 4R-13899  
AREA=0.3375HA.  
OWNER: NATIONAL CAPITAL COMMISSION

PART 1 PLAN 4R-13899  
PART 2 PLAN 4R-13899

OTTAWA-CARLETON

PLANNING AND DEVELOPMENT APPROVALS DEPARTMENT

SCALE 1:2000

FILE

912-30688

DATE MAR. 1, 1999

DRAWING 3808.DGN

BRANCH

ACQUISITION SERVICES