

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. **12 09-97-20302-022**
Your File/V/Réf.

DATE 19 March 1998

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LAND ACQUISITION - 8 BURGESS AVENUE**
WEST TRANSITWAY EXTENSION PROJECT - PHASE I
OWNER: JOHN & INA LOOSEMORE

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the acquisition of 8 Burgess Avenue, City of Nepean, from John and Ina Loosemore for the construction of the West Transitway Extension between Pinecrest Road and Acres Road, for a consideration of \$178,336.

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 has proceeded along Phase I, which is west of Pinecrest Road. Phase II, which is located east of Pinecrest Road, has been put on hold. The subject property is within the Phase I portion.

The property, municipally known as 8 Burgess Avenue, consists of a 1,278 square foot split level residence with built-in garage. The property is owned by John and Ina Mary Loosemore. This property is within the Phase I portion of the project which has received Council approval. The design of the Transitway requires that the residence will have to be demolished. Appraisals of the property were completed by the owner and the Region and the settlement is in accordance with the reports.

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	\$ 156,000
Disturbance Allowance 5%	7,800
Moving Costs	4,066
Relocation Allowance	2,500
Legal Costs	<u>7,970</u>
 Total	 \$ 178,336

PUBLIC CONSULTATION

Between 1990 and 1996 an Environmental Assessment Study was completed and public consultation was undertaken in accordance with that process.

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 21 residential properties have been acquired on this basis. Properties that are not required for construction are now being offered for sale in order to recover a portion of the Region's initial cost.

FINANCIAL STATEMENT

Approved Budget to Date	\$ 68,307,000
Total Paid & Committed	<u>(30,848,546)</u>
Balance Available	\$ 37,458,454
THIS REQUEST	<u>(178,336)</u>
Balance Remaining	<u>\$ 37,280,118</u>

Funds have been provided in the 1997 Capital Budget, Account Number 942-30626, West Transitway Extension (reference page 161).

Negotiations with the owner has resulted in agreement being reached in the amount of \$178,336. 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,*

LJN/

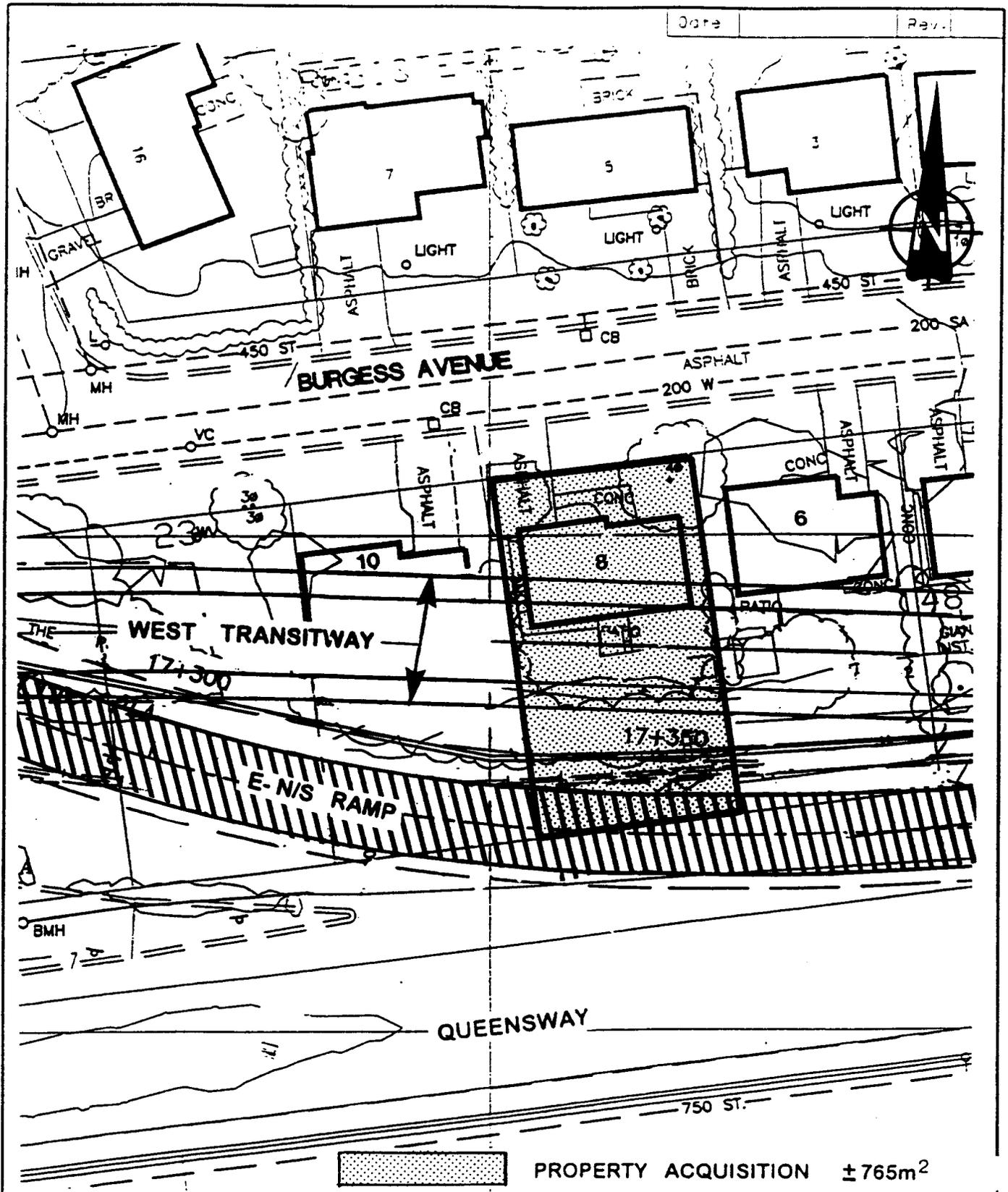
FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

*Approved by C. Colaiacovo
on behalf of the Finance Commissioner*

Date

Rev.



OTTAWA-CARLETON
 Environment &
 Transportation Department

WEST TRANSITWAY
PINECREST ROAD TO ACRES ROAD
8 BURGESS AVENUE PROPERTY ACQUISITION

Drawn:	Date: MAR. 98	ENGINEERING DIVISION	<i>W. Bennett, P. Eng.</i> Manager Transportation Projects	RT -2306
Chk'd:	Scale: N.T.S.			