

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

REPORT
RAPPORT

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| Our File/N/Réf. | 12 09-97-20302-016 |
| DATE | 13 August 1997 |
| TO/DEST. | Co-ordinator Corporate Services and Economic Development Committee |
| FROM/EXP. | Planning and Development Approvals Commissioner |
| SUBJECT/OBJET | LAND ACQUISITION - 1136 ALENMEDE CRESCENT WEST TRANSITWAY EXTENSION PROPERTY OWNER: KHAN & BAK TEANG LIM CHAO |

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the acquisition of 1136 Alenmede Crescent, City of Ottawa, from Khan and Bak Teang Lim Chao for the construction of the West Transitway Extension, for a consideration of \$129,420.00.

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, Alenmede Crescent and Connaught Avenue were identified as those affected. The 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. Phase I, west of Pinecrest Road, is scheduled for immediate construction, while Phase II, east of Pinecrest Road, has been put on hold. The subject property is within the Phase I portion.

The property, municipally known as 1136 Alenmede Crescent, consists of a 1,322 square foot two storey residence with attached garage. The property is owned by Khan and Bak Teang Lim. The owners were given the option of selling 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. They are searching for an alternate residence and requested the buy-out. An appraisal of the property was completed and the settlement is in accordance with the report.

Only a portion of the property will be required for the Transitway construction, and the property will be rented and maintained at a level to achieve maximum market value at the time of resale.

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:

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|-----------------------------|--------------------------|
| Market value | \$ 118,000 |
| Disturbance Allowance 5% | 5,900 |
| Moving Costs | 1,250 |
| Legal and Survey Costs | 3,670 |
| Misc. (Appliances & Blinds) | <u>600</u> |
| Total | <u>\$ 129,420</u> |

CONSULTATION

Beginning in November of 1990 numerous community associations, interest groups and the general public participated in public information centres to discuss this project. The information centres provided an update on the progress of the Environmental Assessment Study and an evaluation of the alternate transitway alignments and further provided the public with an opportunity to give their input and express any comments. There were a number of concerns expressed by residential property owners potentially affected by the extension. These included concerns regarding the amount of time involved in completing the E.A. process, the amount of land that would be taken from each property and the impact of both the study and the ultimate construction of the project on property values. There was concern by the homeowners that their properties would not be saleable due to a cloud of uncertainty in the minds of potential purchasers. As a result Regional Council approved the policy of acquiring residential properties in advance of need to avoid causing undue hardship to the affected homeowners. The Environmental Assessment was accepted, and approval to proceed was obtained in April of 1996.

EXPENDITURE JUSTIFICATION

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 17 residential properties have been acquired on this basis. These properties are now being rented and or being offered for sale where appropriate, and are recovering a portion of the Region's initial cost.

FINANCIAL STATEMENT

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|-------------------------|--------------------------|
| Approved Budget to Date | \$ 68,307,000 |
| Total Paid & Committed | <u>(21,424,206)</u> |
| Balance Available | \$ 46,882,794 |
| THIS REQUEST | <u>(129,420)</u> |
| Balance Remaining | <u>\$ 46,744,315</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 \$129,420.00. 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
B. Edginton on behalf of Nick Tunnacliffe, MCIP, RPP*

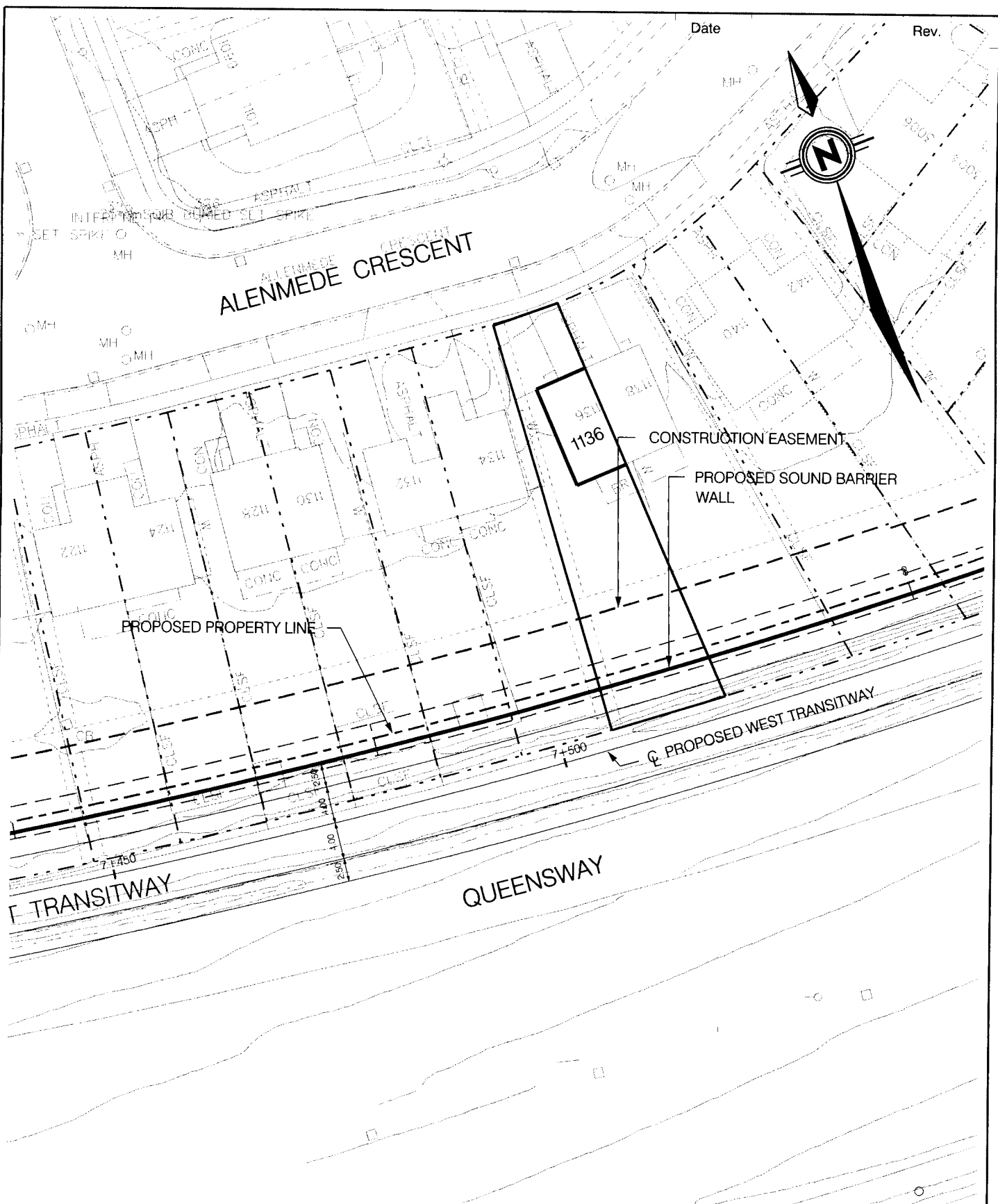
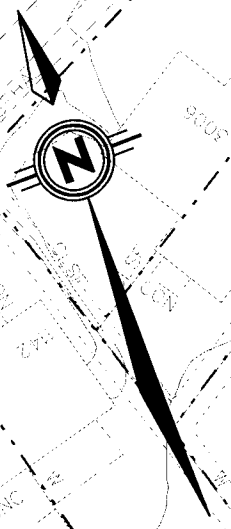
LJN/

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

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

Date _____ Rev. _____



OTTAWA-CARLETON
Environment and Transportation Department

**WEST TRANSITWAY
SOUTHWEST TRANSITWAY TO ACRES ROAD
1136 ALENMEDE CRESCENT PROPERTY ACQUISITION**

Drawn: R.B.H. Date: Sept./96
Chk'd: M.J.R. Scale: N.T.S.

TRANSITWAY BRANCH

J. MILLER, P.Eng.
Director Engineering Division

RT-2259