

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

REPORT  
RAPPORT

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Our File/N/Réf.           **12 09-95-20302-003**  
Your File/V/Réf.

DATE                        7 May 1997

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

FROM/EXP.                Planning and Development Approvals Commissioner

SUBJECT/OBJET           **LAND ACQUISITION - 1007 CONNAUGHT AVENUE  
WEST TRANSITWAY EXTENSION PROPERTY  
OWNER: ROBERT JOHN HARRIS**

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### **DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee approve the acquisition of 1007 Connaught Avenue, City of Ottawa, from Robert John Harris for the future construction of the West Transitway Extension, for a consideration of \$125,500.00, plus GST.**

### **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 II portion.

The property is legally described as being Lot 1040, Plan 413452, Hanlon North, City of Ottawa and is municipally known as 1007 Connaught Avenue. It consists of a 945 square foot, brick bungalow located on a 5,005 square foot lot. It has been designated as one of the properties where the residence must be removed for the project.

The property is owned by Robert John Harris. Mr. Harris is requesting that the Region acquire his property in advance of need pursuant to Regional Council's direction. An appraisal of the property was completed and the settlement is in accordance with the report.

The entire property is being purchased and the building will eventually need to be demolished to make way for the Transitway construction. The property will be rented and maintained until such time as demolition is warranted.

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	\$ 125,000.00
Household Appliances (4)	<u>500.00</u>
<b>Total</b>	<b>\$ 125,500.00</b>

### 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

Approved Budget to Date	\$ 68,307,000
Total Paid & Committed	<u>( 17,237,150)</u>
Balance Available	\$ 51,069,850
THIS REQUEST	<u>( 125,500)</u>
Balance Remaining	\$ <u>50,944,350</u>

Funds have been provided in the 1997 Capital Budget, Account Number 942-30626, West Transitway Extension (reference page 157).

Negotiations with the owner has resulted in agreement being reached in the amount of \$125,500. 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.

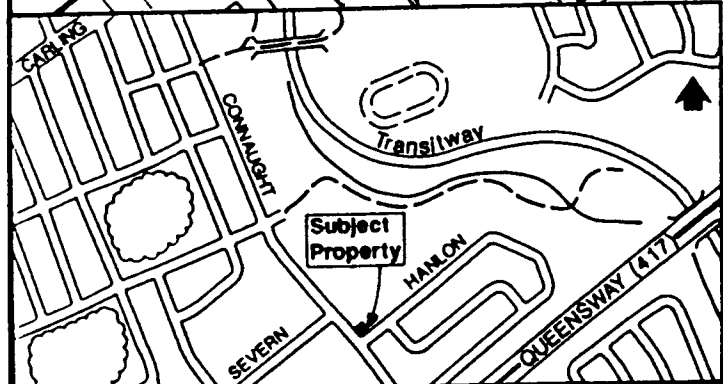
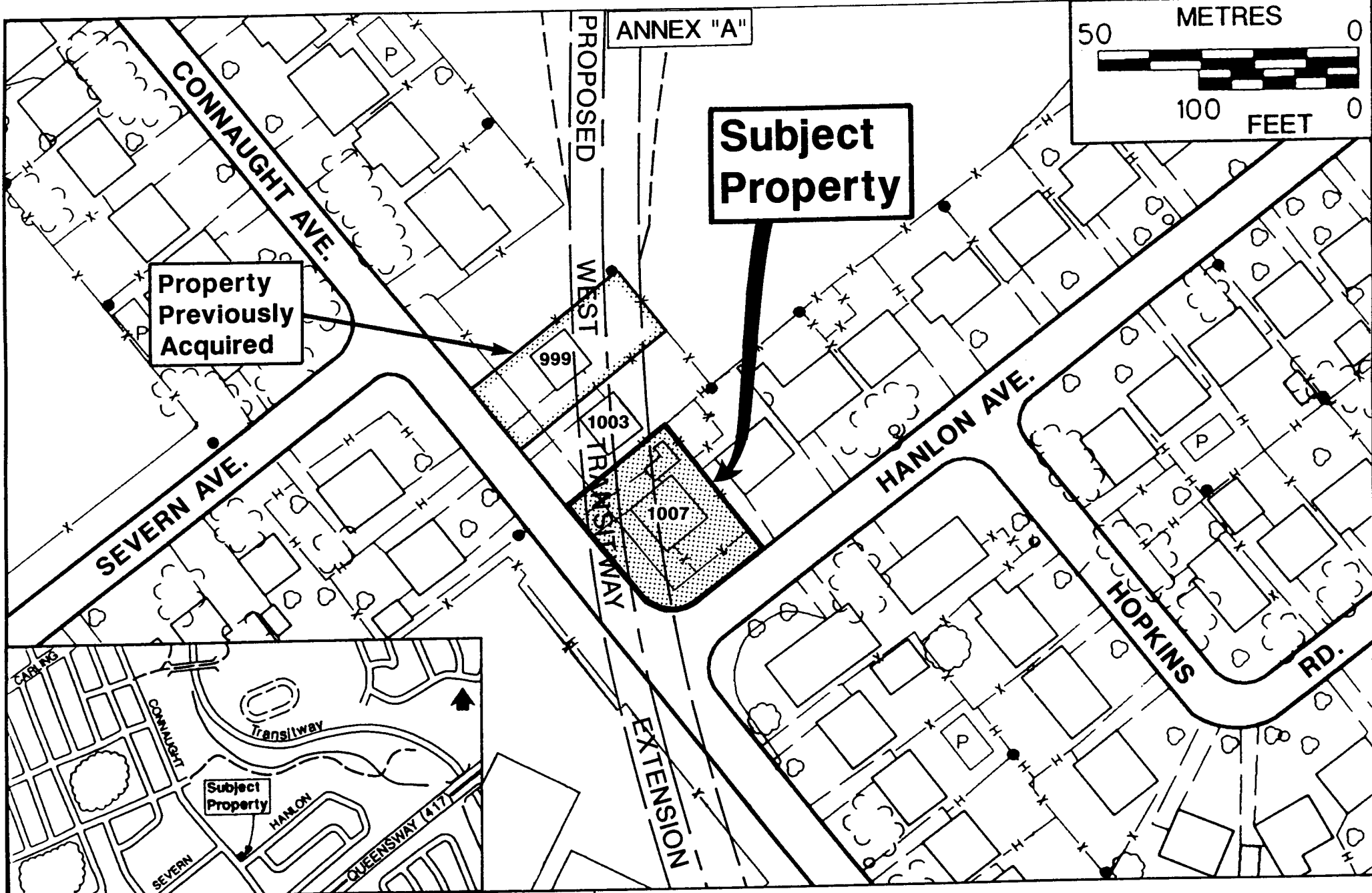
*Approved by  
Nick Tunnacliffe, MCIP, RPP*

LJN/

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

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



**WEST TRANSITWAY EXTENSION**  
 WOODROFFE - WEST OF ACRES ROAD  
 OWNER: ROBERT JOHN HARRIS

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

SCALE 1:1000 ±

20302-003

DATE APRIL, 1997

BRANCH

ACQUISITION SERVICES