

REGION OF OTTAWA-CARLETON  
 RÉGION D'OTTAWA CARLETON

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REPORT  
 RAPPORT

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Our File/N/Réf. (12) 09-00-62601-004  
 Your File/V/Réf.

DATE 12 October 2000

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJECT **LAND ACQUISITION, 4120 RIVERSIDE DRIVE, OTTAWA**

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**DEPARTMENTAL RECOMMENDATION**

**That Corporate Services and Economic Development Committee recommend Council approve the acquisition of Parts 1 & 3, Plan 4R-10226 from Thomas Wynn and Parts 2 & 4, Plan 4R-10226 from D. Lyall Hanes (1983) Ltd. for \$245,000 plus GST.**

**BACKGROUND**

At its meeting of March 21, 2000, the Corporate Services and Economic Development Committee directed staff to explore options regarding the three vacant lots at 4120 Riverside Drive including negotiating their purchase. This report deals with two of the vacant lots as outlined on the attached Annex.

4120 Riverside Drive is located immediately north of 4160 Riverside Drive, recently acquired by the Region with financial assistance from the Ottawa Macdonald-Cartier International Airport Authority. It consists of thirteen residential lots, three of which are vacant.

Under the former Ottawa Zoning by-law Z-2K, the building of homes on these lots would have been permitted. However, under the new Comprehensive Zoning By-law 93 of 1998, the lands are zoned Environmentally Sensitive. This zone does not permit any uses. As a result, the building of homes on the lots would require a zoning by-law amendment.

If a zoning by-law amendment were sought to permit the erection of homes, such an amendment would, of course, have to conform to the Ottawa and Regional Official Plans. The lots are serviced by a private road. One lot is located above the NEF 35 contour. The Regional Official Plan policies in place permit residential development in the vicinity of the airport only if:

1. The lands are below the NEF/NEP 35;
2. The lots front on a public road;
3. No zoning amendment is required

Neither lot satisfies 2 and 3, and only one lot satisfies 1.

The Ottawa Official Plan designates the area “Environmentally Sensitive Area”.

It is clear that a zoning amendment would not, by definition, conform to the Regional and local official plans and therefore, the landowners, if they wish to build on the two vacant lots in question, would have to seek amendments to the Regional and local official plans.

### DISCUSSION

Protecting the long term viability of the airport is a matter of Region-wide concern. On the basis of this concern and the interest of the Region in protecting environmentally sensitive lands at or near the waterfront of the Ottawa River, the Region has acquired lands to respect these objectives in the past. The acquisition of these two lots will further serve to implement these goals.

Staff have negotiated a settlement of \$245,000 for the two lots. The settlement represents \$240,000 for market value purposes and \$5,000 for appraisal costs.

### NEW CITY IMPACT

The acquisition of these properties will not have an impact on the New City.

### PUBLIC CONSULTATION

None.

### OTTAWA TRANSITION BOARD

In accordance with Ottawa Transition Board Regulation 100/200 Section 4, Guidelines- Financial Guidelines #1, Section 5.1(e), Transition Board approval is required.

### FINANCIAL STATEMENT

Funds were provided in the 2000 Capital Budget Account No. 900138, Environmental Resources Areas.

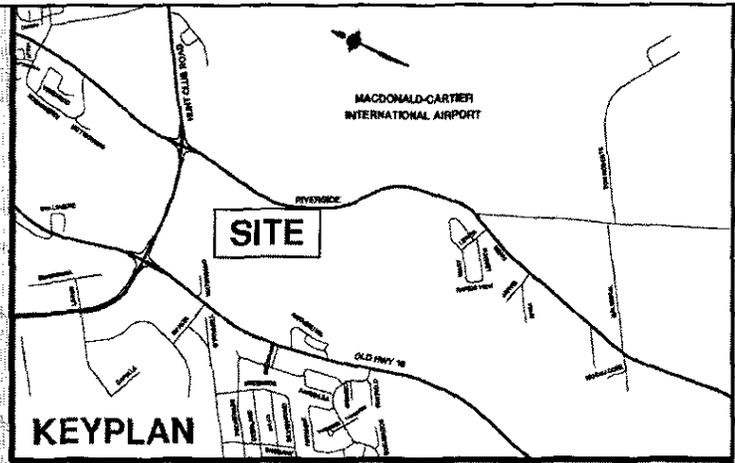
*Approved by*  
*N. Tunnacliffe, MCIP, RPP*

**ANNEX "A"**

**NEWILL CORPORATION**

**P.I.N. 04589-0794**

**RIDEAU RIVER**



P.I.N. 04589 - 0793

P.I.N. 04589 - 0792

P.I.N. 04589 - 0791

D. LYALL HANES (1983) LTD.

T. WYNN

P.I.N. 04589 - 0825  
0.21 ha

P.I.N. 04589 - 0826

P.I.N. 04589 - 0789

P.I.N. 04589 - 0788

P.I.N. 04589 - 0787

P.I.N. 04589 - 0786

P.I.N. 04589 - 0785

P.I.N. 04589 - 0784

P.I.N. 04589 - 0783

**4120 RIVERSIDE DRIVE**

**REGION OF OTTAWA-CARLETON  
INFORMATION TECHNOLOGY OFFICE**

OWNER	AS SHOWN	AREA	AS NOTED
SCALE	1:2500	METRIC	DATE OCT./2000
		FILE	

BRANCH	SURVEYS & MAPPING	MS No. 3913c.dgn
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