

REGION OF OTTAWA CARLETON
RÉGION D'OTTAWA CARLETON

REPORT
RAPPORT

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P&DA File/N/Réf **12 09-95-20302-011**

DATE 11 September 1998

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

FROM/EXP. Environment and Transportation Commissioner
 Planning and Development Approvals Commissioner

SUBJECT/OBJET **WEST TRANSITWAY - BAYSHORE STATION**
 LAND AND OPERATING AGREEMENTS

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee and Council:

- 1. Approve the acquisition of approximately 1,175 square metres of lands required for the construction of the West Transitway from Bayshore Shopping Centre Limited, for the sum of \$1.00;**
- 2. Declare approximately 6,715 square metres of land at 66 Woodridge Crescent as surplus to the Region's needs;**
- 3. Approve the sale of the property identified in Recommendation 2, subject to an easement in favour of the Region for a pedestrian bridge, and together with a right of way in favour of Bayshore, to Bayshore Shopping Centre Limited for the sum of \$1.00;**
- 4. Authorize the Regional Solicitor to finalize the Operating Agreement, including the purchase and sale of land and an agreement by the Bayshore Shopping Centre to participate financially in the connection of the transit station to the Shopping Centre substantially in accordance with the conditions outlined in this report.**

BACKGROUND

Council, at its meeting of 13 May 1998, approved funding for the West Transitway Extension, west of Richmond Road, now designated as Phase 1A, including the construction of the Bayshore Station. Utility relocation and other work has proceeded in preparation for the construction of Phase 1A.

An essential component of the West Transitway project is the construction of a transitway station adjacent to the Bayshore Shopping Centre, which is the only regional shopping centre that does not have access to the Transitway system and the associated availability of high quality/high frequency Transit services. During the Environmental Assessment and functional design phases of this project it was determined that the proposed Bayshore Transitway Station should be located adjacent to the west end of the Bayshore Shopping Centre.

SURPLUS LAND

The Region's surplus land originates from the acquisition of the Bayshore Country Club property from Minto Developments in June of 1994. Included in the acquisition agreement with Minto was the acknowledgement that any surplus property would be offered to the Bayshore Shopping Centre. This is part of an exchange associated with the acquisition of land from the Bayshore Shopping Centre and the connection of the new transit station to the shopping Centre. In the event Bayshore was not interested in acquiring the land, Minto retained a first right of refusal to repurchase any surplus land. The demolition of the Bayshore Country Club buildings and structures is almost complete.

DISCUSSION

The Bayshore Transitway Station and the West Transitway connections will occupy approximately half of the former Country Club site. The balance of the property which is located between the Bayshore Transitway Station site and Woodridge Crescent will be surplus to the Region's needs for the station. However, the Region requires a strip of land across the south boundary of the Shopping Centre property. The Region has entered into negotiations with the owners of the Bayshore Shopping Centre on the basis of an exchange of land. Essentially, Bayshore will convey land requirements to the Region as well as participate financially in the connection of the transit station to the Shopping Centre. In exchange, the Region will convey to Bayshore that portion of the former Minto lands surplus to the Region's transitway requirements. There will also be an exchange of rights of way necessary in order to accommodate an access designed to serve both transit requirements and the Shopping Centre needs.

As a result of the Region's land requirements, the Bayshore Shopping Centre will be losing approximately 30 parking spaces. They do however, qualify to apply to the City of Nepean for parking credits as they will now be adjacent to a Transit Station.

An agreement has been reached between staff and the owners of the Bayshore Shopping Centre.

An overview of the Agreement follows:

- The Bayshore Shopping Centre will convey approximately 1,175 square metres of land, together with a right of way, to the Region for its Transitway purposes for \$1.00. The value of the land is estimated to be \$101,000;
- The Bayshore Shopping Centre will at its expense, construct a weather protected pedestrian friendly pedestrian access between the pedestrian bridge connection to its second level parking deck and a new Shopping Centre entrance at an estimated cost in the order of \$520,000;
- The Bayshore Shopping Centre shall cost-share in the construction of an overhead pedestrian bridge between the Transitway station to the shopping centre to an upset limit of \$420,000;
- The Bayshore Shopping Centre shall apply to the City of Nepean for a credit of 150 parking spaces which represents 25 parking spaces for each of 6 bus bays at the Transitway Station. This application is similar to previous agreements in connection with St. Laurent, Billings Bridge and South Keys Transitway Stations;
- The Region will undertake the demolition of the buildings and structures known as the former Bayshore Country Club;
- The Region will convey approximately 6,715 square metres of land together with a right of way and subject to any easement requirements to the Bayshore Shopping Centre for \$1.00. The value of the land is estimated to be \$470,000;
- the Region will re-align the existing access at the Bayshore Shopping Centre and provide a new access road into the Bayshore Transitway Station and the Shopping Centre from Woodridge Crescent;
- The Region will not impose any further land requirements on the Bayshore Shopping Centre for transportation purposes for the next ten years whether or not as part of any rezoning application;

The Operating Agreement confirms that the Region and OC Transpo are responsible for the ownership and maintenance of the access road and the pedestrian bridge and stipulates the operating conditions for the safe and continued use of these connections.

The approval of this report will permit the Legal Department to finalize the two agreements and in so doing secure the lands that are required for the construction of the Transitway and the access road into the Bayshore Transitway Station.

CONSULTATION

Between 1990 and 1996, an Environmental Assessment Study was undertaken and public consultation in accordance with that process was undertaken. This public consultation and information programme is being continued through the design and construction stages of the project.

FINANCIAL IMPLICATIONS

The considerations are for the nominal amount of \$1.00.

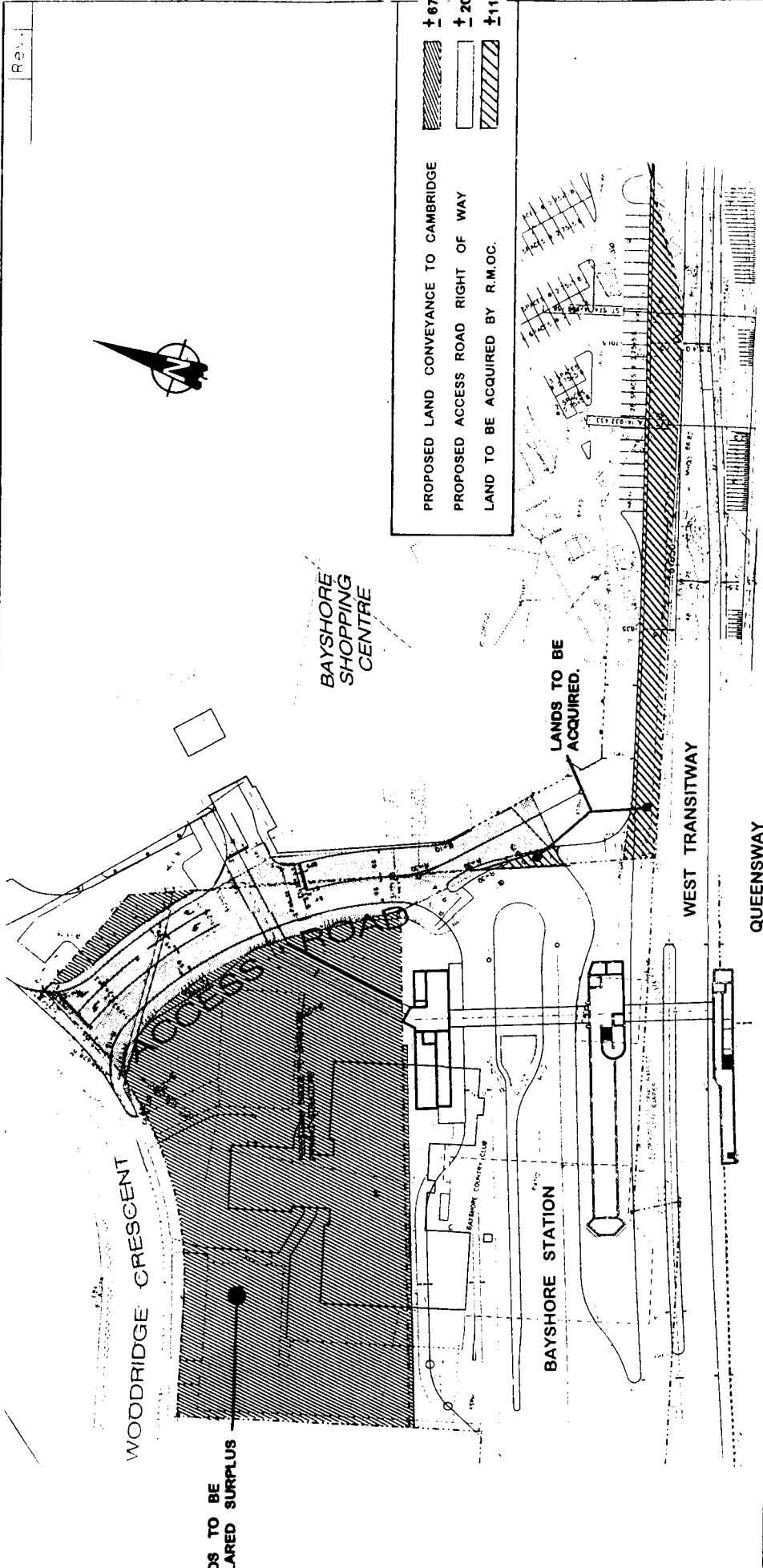
CONCLUSION

The settlement is based on an exchange of land for a nominal fee and the approval of an operating agreement. It is hereby recommended that approval be given accordingly.




*Approved: Nick Tunnacliffe, MCIP, RPP
Planning and Development Approvals Commissioner September 25, 1998*

*Approved: M.J.E. Sheflin, P. Eng.
Environment and Transportation Commissioner September 28, 1998*

LJN/MJR/ljn



Rev.	
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 PROPOSED LAND CONVEYANCE TO CAMBRIDGE ± 6715m²
 PROPOSED ACCESS ROAD RIGHT OF WAY ± 2040m²
 LAND TO BE ACQUIRED BY R.M.O.C. ± 1175m²

36 TO BE CARED SURPLUS

TTAWA-CARLETON
 Environment &
 Transportation Department

Checked	Date	Scale
wn	JULY 98	N.T.S.

WEST TRANSITWAY
 PINECREST ROAD TO ACRES ROAD
 BAYSHORE STATION - PROPOSED LAND EXCHANGE

ENGINEERING DIVISION
W. Bennett, P.Eng.
 Manager Transportation Projects

RT - 2331