

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

REPORT  
RAPPORT

---

Our File/N/Réf.            12 09-98-06202-006  
Your File/V/Réf.

DATE                        2 June 1998

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

FROM/EXP.                Planning and Development Approvals Commissioner

SUBJECT/OBJET         **PROPERTY ACQUISITION - 3323 HAWTHORNE ROAD  
HAWTHORNE ROAD RECONSTRUCTION  
OWNER: FRANK AND LILY KROPP**

---

#### **DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee approve the acquisition of 3323 Hawthorne Road, City of Ottawa, from Frank and Lily Kropp for the reconstruction of Hawthorne Road between Russell and Hunt Club Road, for a consideration of \$226,550.**

#### **BACKGROUND**

Regional Council at its meeting of September 10, 1997 (Report 59, Item 1) authorized the acquisition of properties identified as being wholly or partially required for the reconstruction of Hawthorne Road in the City of Ottawa. During the discussion of the project Council was advised by staff that the construction would bring the road approximately five metres from the front face of the residence at 3323 Hawthorne. Noise barriers in this instance would be impractical and therefore the property is being acquired in its entirety to avoid undue hardship to the owners.

The property, municipally known as 3323 Hawthorne Road, consists of a 2,135 square foot older 1 ½ storey frame dwelling, frame cottage and garage. Although the property is used as a private residence its current zoning is M4 - Industrial, and this is considered its highest and best use. The property is owned by Frank and Lily Kropp. The owners were given the option of acquiring those lands required for construction of the road works, or a buy-out as previously indicated. They requested the buy-out and have since relocated to an alternate residence. 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 road construction. In response to comments raised by Committee staff has investigated the possibility of using the buildings for other uses such as a business or a restaurant. Due to the buildings' age, condition and configuration it would not be economically prudent to follow through on that basis. It is staff's recommendation that the buildings be demolished and the surplus land be sold, thereby recovering a portion of the Region's initial expense.

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	\$ 219,500
Moving Costs	350
Legal Costs	<u>6,700</u>
<b>Total</b>	<b>\$ 226,550</b>

### **PUBLIC CONSULTATION**

Between 1994 and 1996 an Environmental Assessment Study was completed and public consultation in accordance with that process was undertaken.

### **EXPENDITURE JUSTIFICATION**

The Hawthorne Road reconstruction from Russell Road to Hunt Club Road has received Council approval. With the completion of Hunt Club Road, the Hawthorne Road to Walkley Road Connection and the Walkley Road Extension to Highway 417 the 1.8 km section of Hawthorne Road is the last link across the southern section of the Region's urban area. Utility relocation has commenced. The subject property is required to proceed with construction. Any surplus land will be offered for sale in order to recover a portion of the Region's initial cost.

**FINANCIAL STATEMENT**

Approved Budget to Date	\$ 15,947,000
Total Paid & Committed	( <u>9,034,831</u> )
Balance Available	\$ 6,912,169
<b>THIS REQUEST</b>	( <u><b>226,550</b></u> )
Balance Remaining	\$ <u>6,685,619</u>

Funds have been provided in the 1998 Capital Budget, Account Number 912-30618, Hawthorne Road ( Hunt Club to Walkley), (reference page 169).

Negotiations with the owner has resulted in agreement being reached in the amount of \$226,550. 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 T. Fedec  
on behalf of the Finance Commissioner*

