

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

REPORT
RAPPORT

Our File/N/Réf. **12 09-97-20302-004**
Your File/V/Réf.

DATE 11 December 1997

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LAND ACQUISITION - 4 BURGESS AVENUE
WEST TRANSITWAY EXTENSION PROJECT - PHASE I
OWNER: ESTATE OF LORETO AND MARIA
GIANNANTONIO**

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the acquisition of 4 Burgess Avenue, City of Nepean, from the Estate of Loreto and Maria Giannantonio for the construction of the West Transitway Extension, for a consideration of \$163,216.84.

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 4 Burgess Avenue, consists of a 1,827 square foot split level residence with built-in garage. The property is owned by the Estate of Loreto and Maria Giannantonio and is presently leased. A termination notice has been given and the Region will be obtaining vacant possession of the property on closing. This property is within the Phase I portion of the project and the Project has received Council approval. Construction at this location is scheduled to commence in the spring of 1998 and the design of the Transitway requires that the building be demolished. Appraisals of the property were completed by the owner and the Region and the settlement is in accordance with the reports.

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	\$ 150,000.00
Disturbance Allowance 5%	7,500.00
Moving Costs	1,500.00
Legal and Appraisal Costs	3,366.84
Loss of Rent (1 month)	<u>850.00</u>
Total	\$ 163,216.84

PUBLIC 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. The Environmental Assessment was accepted, and approval to proceed was obtained in April of 1996.

EXPENDITURE JUSTIFICATION

The West Transitway Extension, Phase I, between Pinecrest Road and Acres Road has received Council approval. The subject property is within Phase I which is scheduled to proceed with construction in 1998.

FINANCIAL STATEMENT

Approved Budget to Date	\$ 68,307,000
Total Paid & Committed	<u>(30,081,666)</u>
Balance Available	\$ 38,225,334
THIS REQUEST	<u>(163,217)</u>
Balance Remaining	<u>\$ 38,062,117</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 \$163,216.84 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.

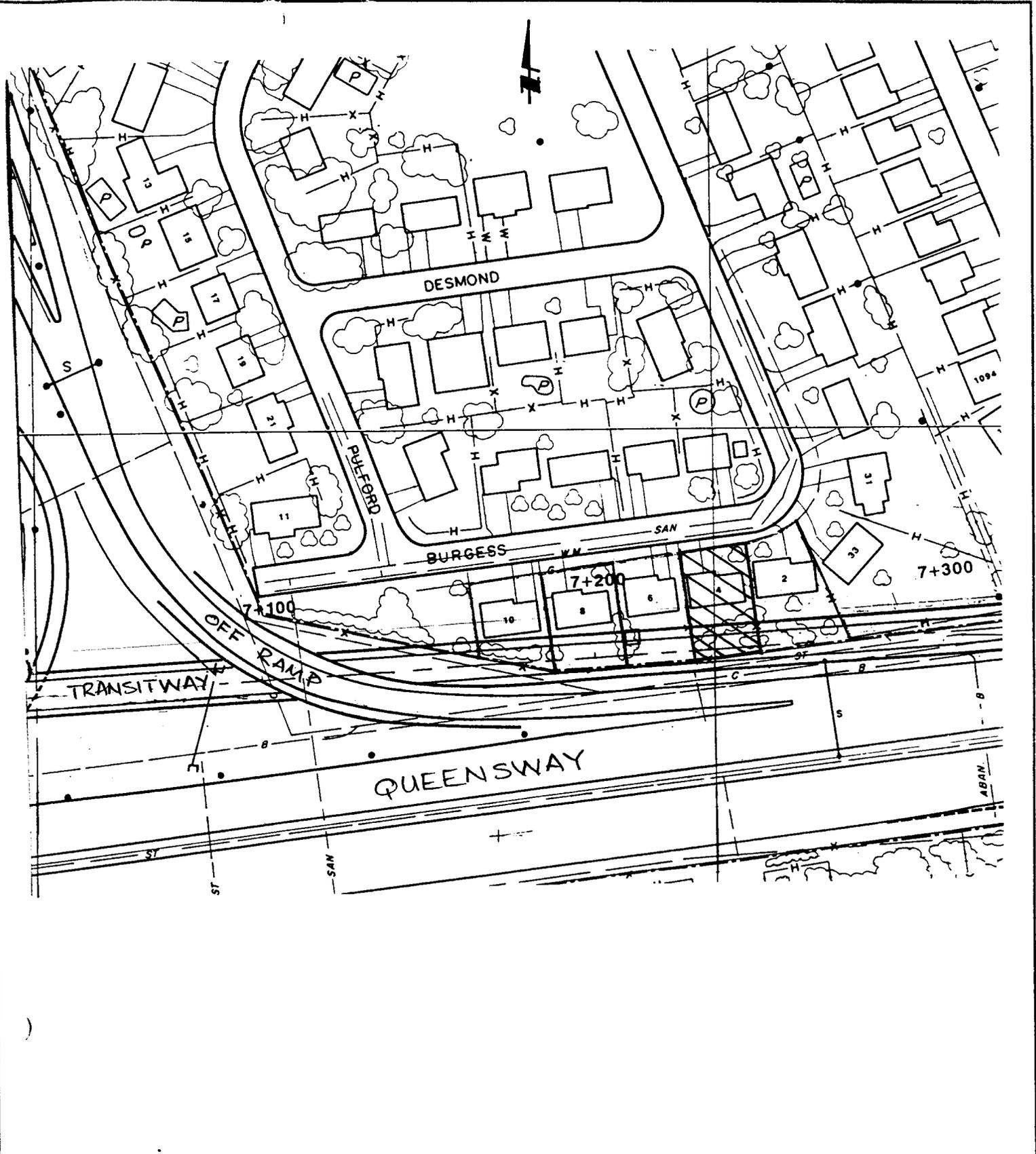
Approved by Nick Tunnacliffe, MCIP, RPP

LJN/

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

*Approved by C. Colaiacovo
on behalf of the Finance Commissioner*



WEST TRANSITWAY EXTENSION
 PROPERTY ACQUISITION
 4 BURGESS AVE.

Scale N.T.S.	Drawn By L.J.N.	Checked By
20302.004	Date DEC '97	Approved By

Ottawa-Carleton
PROPERTY SERVICES
DEPARTMENT

Division
ACQUISITIONS