

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. Your File/V/Réf.	09-99-20104-002
DATE	11 June 1999
TO/DEST.	Co-ordinator Corporate Services and Economic Development Committee
FROM/EXP.	Commissioner Planning and Development Approvals
SUBJECT/OBJET	LAND ACQUISITION, FALLOWFIELD PARK & RIDE, NEPEAN

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee recommend Council approve the acquisition of 17.252 ha. of land in Lot 21, Con 2, R.F. Township of Nepean, now City of Nepean, illustrated as Part 1, Plan 4R-11848, from Her Majesty the Queen in Right of Canada as represented by the Minister of Agriculture and Agri-Food Canada, for the sum of \$1,300,000 (plus GST), subject to the provisions outlined in the body of this report.

BACKGROUND

As part of its consideration of the 1999 Capital Budget, Council authorized the construction of a Park and Ride facility at Woodroffe Avenue and Fallowfield Road in the City of Nepean. The construction of this facility is designed to attract automobile drivers from Barrhaven, Manotick, North Gower, Kars and Kemptville areas of the Region in an effort to reduce traffic congestion on the road system. An Environmental Assessment process concluded that the most appropriate location for this facility is in the north-west quadrant of Woodroffe and Fallowfield. The location is adjacent to the proposed alignment of the Southwest Transitway. It's proximity to the CN Rail corridor offers some potential for commuter rail applications in future.

The subject property is part of the Experimental Farm owned by the Federal Government, under the stewardship of Agriculture Canada and Agri-Food Canada. The site in question is located immediately north of the community of Barrhaven, is vacant and essentially triangular in shape. It is bounded by Woodroffe, Fallowfield and the Canadian National Railway right of way. The

property forms part of the Greenbelt administered by the National Capital Commission and is so designated in both the Region's and City's Official Plans. Zoning is G-Greenbelt

The N.C.C.'s Greenbelt Master Plan identifies this site as a Transportation Infrastructure location within the Greenbelt designation. The land use proposed by the Region is consistent with each of these designations.

This property was identified as being of interest to the Region at the time the Federal Bridge negotiations were conducted (Mackenzie King/Laurier Avenue Bridges). Under that agreement (between RMOC and NCC), the N.C.C. was to use its best efforts to negotiate an agreement on behalf of the Region, to secure ownership of the Woodroffe/Fallowfield lands from Agriculture Canada to accommodate the Park and Ride use. At that time a value of \$885,000 was assigned to what was thought to be a 40 acre (16.187 ha.) site, or \$22,000/acre.

DISCUSSION

Negotiations for the Park and Ride site resulted in the production of a planning report commissioned in order to determine the highest and best use of the property. Appraisals were commissioned by Public Works Government Services Canada (PWGSC) and the Region in order to estimate market value. Regional staff were prepared to accept the original estimate of \$22K/acre as it represented the lower of two values assigned by an arbitrator for the acquisition of land the Region purchased from Agriculture Canada to accommodate the extension of Hunt Club Road.

Negotiations involving Agriculture Canada, PWGSC and NCC have been protracted. The federal position that the land has a value in excess of \$50,000/acre is difficult to accept. Alternate sites were revisited in order to determine whether another site might meet our needs. OC Transpo was consulted to assist in this exercise. After an evaluation of the service and operational constraints offered by alternate sites, it was reconfirmed that this location would best satisfy the requirements of OC Transpo in both the short and long term. In addition, it became evident that the Region would require a significant portion of this site to meet future intersection and road widening requirements at Woodroffe and Fallowfield and associated storm water retention capacity.

In light of these facts, negotiations were reconvened and a compromise settlement developed which involves the payment of \$50,000/acre for the land on which the park and ride will be constructed (parking lot and driveways only) and \$25,000/acre for the balance of the lands. As well, an additional \$25,000/acre is to be paid for any lands on which the park and ride is expanded in future, any lands required to accommodate the future Southwest Transitway and terminal, or any lands required for any other use, *if* those improvements take place within a period of ten years from the date the land is conveyed to the Region. Road widenings, landscape areas, and storm water retention requirements will not give rise to a requirement to pay additional monies.

Based on the formula outlined above, the initial acquisition cost will be \$1,300,000 (9.291 ac. @ \$50K/ac. and 33.339 ac. @ \$25K/ac.) for an average cost of \$30,000/acre. Based on information available to date we may develop an additional 5 acres for expanded park and ride uses and an additional 10 acres to accommodate the Southwest Transitway and terminal.

Once the Transitway and terminal is constructed, there will be operational savings available to OC Transpo which will help defer the additional costs of the land at that time. In view of the need to proceed with this project negotiations have been concluded on the basis of the proposal outline above.

PUBLIC CONSULTATION

Public consultation with respect to this project has been conducted as part of the Provincial Environmental Assessment process as well as the Federal process. No further public consultation is warranted.

FINANCIAL STATEMENT

Approved Budget to Date	\$11,940,000
Total Paid and Committed	(8,169,636)
Balance Available	3,770,364
THIS REQUEST	(1,391,000)
Balance Remaining	\$2,379,364

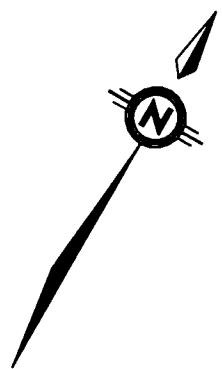
*Approved by
Pamela Sweet A/Commissioner*

Date June 14, 1999

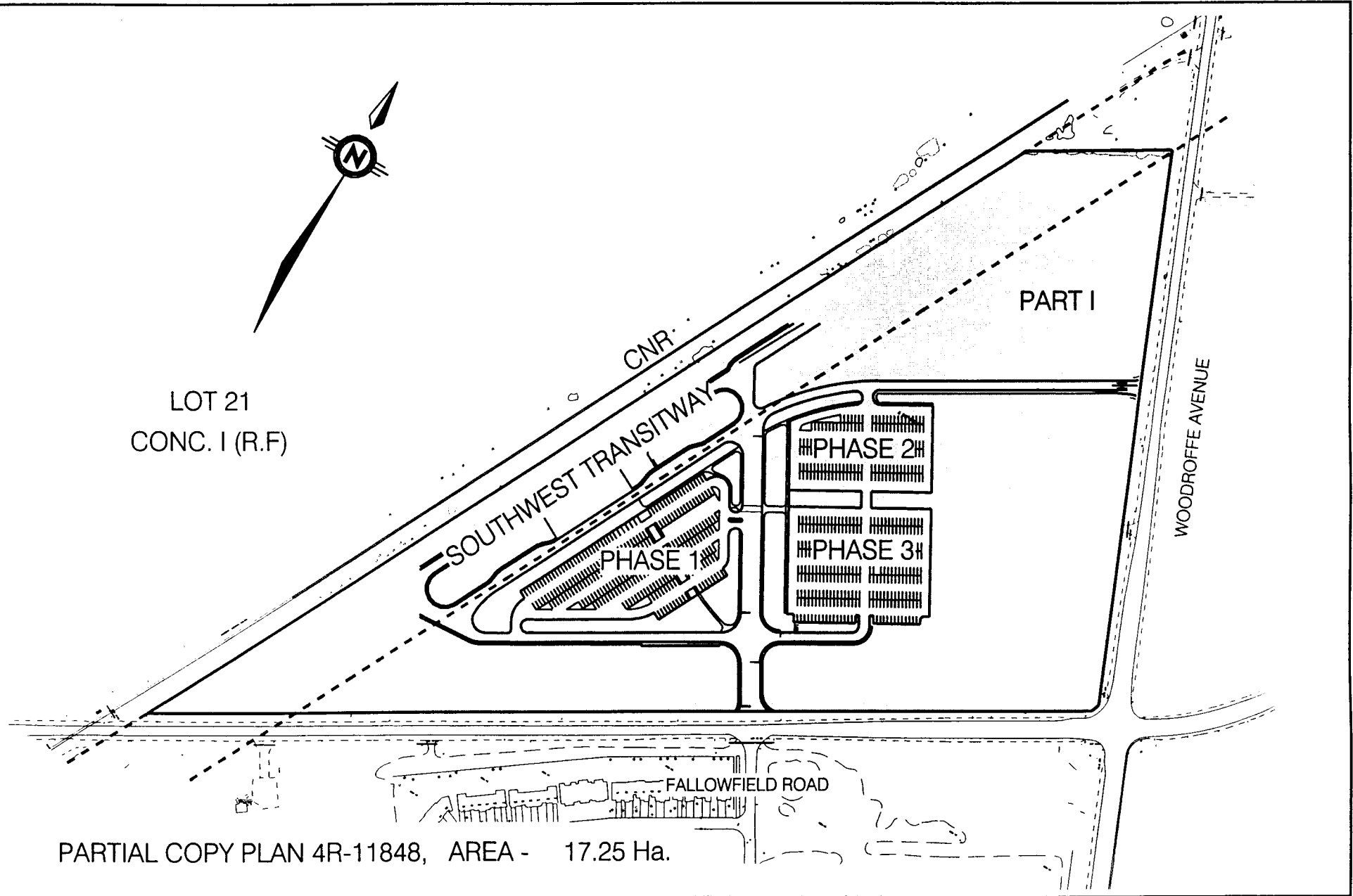
FINANCE DEPARTMENT COMMENT

Funds have been provided in the 1999 Capital Budget, Account Number 942-30620 (Order No 900270) Park and Ride Facilities, reference page 215. Purchase Requisition No. 10007730

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



LOT 21
CONC. I (R.F)



PARTIAL COPY PLAN 4R-11848, AREA - 17.25 Ha.



Ottawa-Carleton

FALLOWFIELD PARK AND RIDE LOT
PROPOSED PROPERTY ACQUISITION
PLAN 4R-11848, PART I

Drawn: L.P.D.	Date: June /99
Chk'd: M.J.R.	Scale: N.T.S.
RT - 2406	