

6. LAND ACQUISITION, WEST TRANSITWAY, OTNIM PROPERTIES LTD.

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Declare 66.97 m² of land described as Part 3 on Plan 4R-13600, as surplus to Regional needs;**
- 2. Approve the conveyance of the lands described in Recommendation 1 to Otnim Properties Limited;**
- 3. Approve the acquisition of 178.27 m² of land described as Parts 1 & 2 on Plan 4R-13600 from Otnim Properties Limited;**
- 4. Approve the granting of permanent easement rights over Parts 3 & 6 on Plan 4R-14855 to Nepean Hydro, to facilitate construction of the Bayshore Transitway Station, all for the sum of \$7,918.**

DOCUMENTATION

- 1. Planning and Development Approvals Commissioner's report dated 28 Oct 99 is immediately attached.**

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 12 09-98-20302-029
Your File/V/Réf.

DATE 28 October 1999

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LAND ACQUISITION, WEST TRANSITWAY, OTNIM**

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee recommend Council:

- 1. Declare 66.97 m² of land described as Part 3 on Plan 4R-13600, as surplus to Regional needs;**
- 2. Approve the conveyance of the lands described in Recommendation 1 to Otnim Properties Limited;**
- 3. Approve the acquisition of 178.27 m² of land described as Parts 1 & 2 on Plan 4R-13600 from Otnim Properties Limited;**
- 4. Approve the granting of permanent easement rights over Parts 3 & 6 on Plan 4R-14855 to Nepean Hydro, to facilitate construction of the Bayshore Transitway Station, all for the sum of \$7,918.**

BACKGROUND

On May 13, 1998, Regional Council authorized that construction proceed with Phase 1A of the West Transitway Project which involves Bayshore Station and the Transitway bus lane leading westerly from the station to Acres Road.

DISCUSSION

To accommodate the proposed Transitway bus lane which will extend westerly from Bayshore Station adjacent to the northerly limit of Highway 417 to Acres Road, the Region will require two parcels of land owned by Otnim Properties Limited. These parcels which are illustrated on Annex 'A' contain a combined area of 178.27 m², and are described as Parts 1 & 2 on Reference Plan 4R-13600.

As a further consequence of the proposed location of Bayshore Station, Nepean Hydro found it necessary to relocate its underground cables northerly from existing locations along the north limit of the Queensway onto properties owned by the Region and by Otnim. To accommodate the relocated cables and to provide for future maintenance of the lines, Nepean Hydro requires permanent easement rights along a corridor extending northerly from the Queensway to Woodridge Crescent, around the proposed Transitway station and then southerly to reconnect with existing cables at the Queensway. Agreements have now been secured to transfer the required easement rights to Nepean Hydro along all but the south-westerly portion of the corridor.

Negotiations have resulted in a settlement whereby Otnim has agreed to transfer the two parcels required for bus lane construction to the Region in exchange for the Region transferring Part 3 on Reference Plan 4R-13600, containing an area of 66.97 m², to Otnim as follows:

<u>Purchase from Otnim Properties Limited.</u>	
Parts 1 & 2, Plan 4R-13600 - 178.27 m ² . or 1,918.9 ft ² =	\$8,635.05
<u>Sale to Otnim</u>	
Part 3, Plan 4R-13600 - 66.97 m ² or 720.9 ft ² =	(<u>\$3,244.05</u>)
<u>Payment to Otnim Properties Limited.</u>	
1. Difference between the values of lands purchased and sold	\$5,391.00
2. Legal Costs	<u>\$2,000.00</u>
Total (Rounded)	\$7,400.00

To accommodate the underground utility lines, Otnim further agreed to grant easement rights to Nepean Hydro over Part 5 on Reference Plan 4R-14855 on the basis of \$1.00. As well, it will be necessary for the Region to grant easement rights to Nepean Hydro over Parts 3 & 6 on Reference Plan 4R-14855 which will consolidate the easement corridor.

PUBLIC CONSULTATION

Between 1990 and 1996 an Environmental Assessment Study was undertaken, and public consultation was in accordance with that process.

<u>FINANCIAL STATEMENT</u>	<u>900271 (942-30626)</u>
	\$
Approved Budget to Date	34,378,628
Total Paid & Committed	<u>(34,714,170)</u>
Balance Available	335,542
THIS REQUEST	<u>(7,918)</u>
Balance Remaining	<u>327,624</u>

Funds have been provided in the 1999 Capital Budget, Account No. 942-30626 (Order No. 900271), West Transitway, Acres Road to Pinecrest Road (reference Page 217).
Manual Funds Reservation - Document # 18.

CONCLUSION

This settlement involving the exchange of properties is in accordance with the appraisal on file and with corporate acquisition policies. As such, approval is hereby recommended as outlined above.

*Approved by Nick Tunnacliffe, MCIP, RPP
Commissioner,*

Date: November 1, 1999

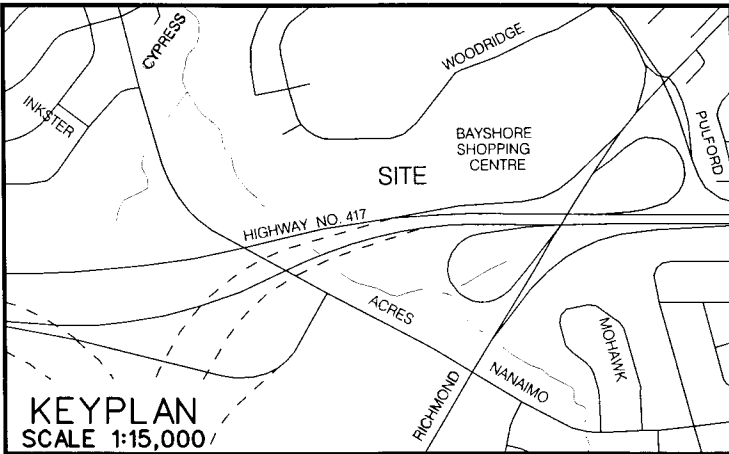
FINANCE DEPARTMENT COMMENTS

Funds are available as indicated.

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

HF/hf

Attach. (1)



ANNEX "A"

BLOCK B
REGISTERED PLAN 465465

WOODRIDGE

CRESCENT

OWNER : OTNIM PROPERTIES LTD.
PART 62
PLAN 4R - 12842
PIN 04701-0070

PROPERTY LINE AFTER LAND EXCHANGE

PROPOSED NEPEAN HYDRO EASEMENT

PART 1

BLOCK A

OWNER : RMOC

PLAN 4R-14855

PIN 04701-0069

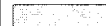
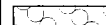
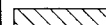

PART 4

PART BLOCK

PLAN 4R-14855

PIN 04701-0064

PART 21

-  LANDS TO BE TRANSFERRED TO RMOC
PARTS 1 & 2 ON PLAN 4R-13600
AREA - 178.3 m²
-  LANDS TO BE TRANSFERRED TO OTNIM
PART 3 ON PLAN 4R-13600
AREA - 66.97 m²
-  EASEMENT TO BE GRANTED TO NEPEAN HYDRO BY RMOC
PARTS 3 & 6 PLAN 4R-14855
AREA - 202.3 m²
-  EASEMENT TO BE GRANTED TO NEPEAN HYDRO BY OTNIM
PART 5 PLAN 4R-14855
AREA - 201.2 m²

PART 5
PLAN 4R-14855
PART 1
PLAN 4R-13600

PART 3
PLAN 4R-13600

PART 61
PLAN 4R-12842

Chain Link Fence
0.4 North

Chain Link Fence
0.6 South

Chain Link Fence
0.7 South

LOT 16 CONCESSION 2 (O.F.)

HIGHWAY No.417

1' RESERVE PER REGISTERED PLAN 465465

LOT 17 CONCESSION 2 (O.F.)

THE QUEENSWAY

PIN 04701-0068

**BAYSHORE TRANSITWAY STATION
LAND EXCHANGE/HYDRO EASEMENT**

REGION OF OTTAWA-CARLETON

INFORMATION TECHNOLOGY OFFICE

OWNER OTNIM / RMOC AREA AS NOTED ABOVE

SCALE 1:1000 DATE 1999-09-09 FILE 09-98-20302-029

BRANCH SUVEYS AND MAPPING BRANCH 3951.DGN