

REGIONAL MUNICIPALITY OF OTTAWA CARLETON  
 MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT  
 RAPPORT

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|------------------|---|
| Our File/N/Réf.  | 09-96-20601-002   |
| Your File/V/Réf. | Project: 942-33412  |
| DATE             | 14 August 1996  |
| TO/DEST.         | Co-ordinator<br>Corporate Services and Economic Development Committee   |
| FROM/EXP.        | Planning and Property Commissioner  |
| SUBJECT/OBJET    | <b>PROPERTY ACQUISITION<br/>WEST TRANSITWAY - EAGLESON RD. TO TERRY FOX DR.<br/>OWNER: BENA CONSTRUCTION INC.</b> |

#### DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee approve:

1. the fee simple acquisition of a 1.1 acre parcel being part of the north-east half of Lot 2, Concession 3, in the City of Kanata (formerly in the Township of March ) as outlined on Annex A, Dwg. No. 22G1 from Bena Construction Inc. (Bena) for the purpose of the West Transitway, in the Kanata Town Centre between Eagleson Road and Terry Fox Drive, for the consideration of \$265,000 plus GST, and;
2. the demolition of improvements located on the site including the older two-storey single family residence.

#### BACKGROUND

The 1.1 acre subject property is located west of Eagleson Road on the proposed transitway alignment in the future Kanata Town Centre area, as shown on Annex B. The transitway and station will form an integral part of the Kanata Town Centre development. The transitway alignment and station locations were developed collectively by the Region, Ministry of Transportation (MTO), City of Kanata, developers and their consultants. This was done in conjunction with the urban design and land use planning for the future Town Centre. The transitway alignment, which was established by geometric requirements and drainage considerations, severely impacts the Bena property.

The 20 acres of land required for the 2.7 km section of the West Transitway through the Town Centre consists of 15 acres to be dedicated by developers, 4 acres of MTO Hwy 417 right-of-way and the subject property.. Ten acres of the total requirement have been dedicated at the west end of the Kanata Town Centre area, where development is underway.

Given the 1.1 acre size of the Bena property and the extent and location of the proposed transitway, dedication of the Region's requirement would render the parcel undevelopable. As a result, the site must be purchased rather than acquired as a dedication during the development process. The strategic location of this property makes acquisition necessary to maintain the integrity of the transitway alignment which will utilize the parcels of land that have and will be dedicated by private developers, or made available from the Province.

## DISCUSSION

The site is located on the south side of Teron Road across from the Kanata OPP station. It is improved with an older vacant two-storey single family residence that is in poor condition and has been boarded up by the owner. The property is located within the Town Centre area and is designated NS - Neighbourhood Services in the City's Official Plan. A holding zoning ( TC-H Town Centre - Holding ) is in place at the present time however the Kanata Planning Department has indicated that the site could be rezoned to Neighbourhood Services, allowing commercial and medium-density residential development.

The owner has requested that the Region purchase the subject property at this time since the identification of the proposed transitway alignment will prevent development on this land parcel. An agreement for the acquisition of this property has been reached with the owner for \$265,000 as the market value. The owners will be responsible for all costs such as legal fees, survey, real estate commission, etc. The purchase price is based on two independent appraisals which estimated the market value at \$240,000 and \$285,000.

## PUBLIC CONSULTATION

Over the last four years public consultation has occurred through the planning processes for both the Kanata Town Centre and the Transitway.

## EXPENDITURE JUSTIFICATION

The future transitway is identified in the Regional Official Plan as an integral part of the Kanata Town Centre. Land for the transitway has been dedicated from other property owners and is to be made available from the Province. The Bena property is a crucial link in the transitway alignment.

The owner has indicated that if the Region does not purchase the land now, development of townhouses on the subject property will be pursued. If this occurs, the Region will be faced with significant social issues and significantly increased future costs to acquire improved properties.

To offset the recommended purchase costs, which are not eligible for provincial subsidy, staff will investigate the feasibility of utilizing the site as an interim use for Regional or revenue generating purposes. Funds for buying this property are available in the capital fund allocation for the City of Kanata Transitway Studies.

#### FINANCIAL STATEMENT

|                              |                  |
|------------------------------|------------------|
|                              | \$               |
| Approved Budget to Date      | 1,605,000        |
| Total Paid & Committed       | <u>(882,407)</u> |
| Balance Available            | 722,593          |
| This Request (including GST) | <u>(283,550)</u> |
| Balance Remaining            | 439,043          |

Funds are available in the 1996 Capital Budget, City of Kanata Transitway Studies, Account No. 942-33412.

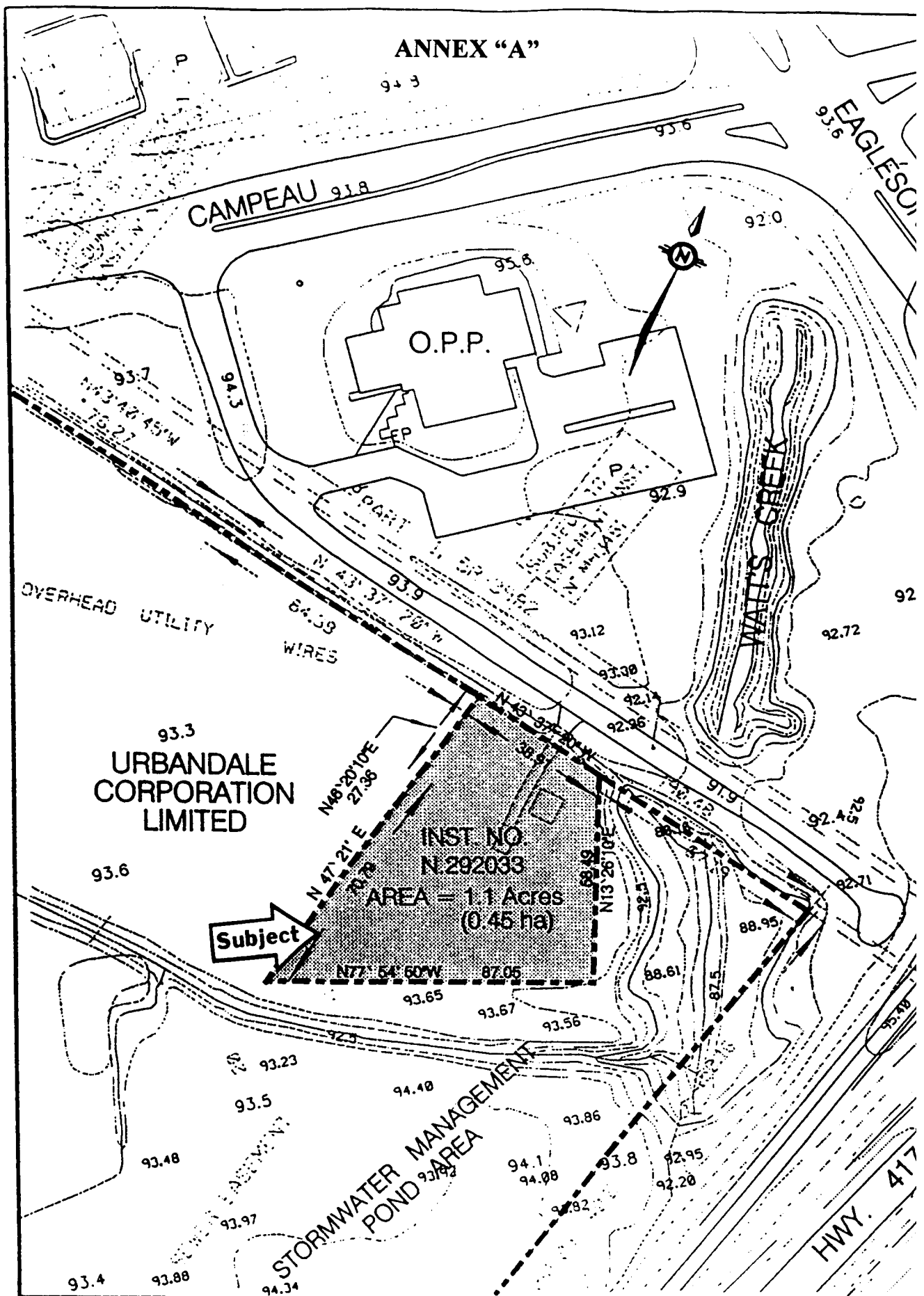
*Approved by*  
*Nick Tunnaclyffe, MCIP.RPP*

NT/gem

#### FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

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



**Ottawa-Carleton**

PROPERTY REQUIRED FOR  
WEST TRANSITWAY

VICINITY OF

Dwg. No: 2

Own. By: P

