

REGION OF OTTAWA-CARLETON
RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. (12-01) 09-99-31201-003
Your File/V/Réf.

DATE 14 Aug 1999

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LAND ACQUISITION, MICHAEL COWPLAND DR., KANATA**

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the acquisition of 0.49 ha of land shown on Annex "A" being Part of Lot 31, Concession 10, City of Kanata, designated as Parts 17, 65 & 66 on 5R-10105 from 910319 Ontario Ltd., for the expansion of the Hazeldean Pumping Station, for the consideration of \$ 178,476 including G.S.T.

BACKGROUND

The Hazeldean Pumping Station was commissioned by the Region in 1977 to serve the growing communities of Bridlewood, Glen Cairn and Stittsville. With the commissioning of this new facility, the Glen Cairn Pumping Station, which had served the community of Glen Cairn, was retained as a back-up facility until 1986 when it was abandoned because of capacity limitations and age. An upgrade to the Hazeldean Pumping Station was conducted in 1992 with the objective of providing additional capacity until the year 2000.

The station conveys flows to the Glen Cairn Trunk Sewer near Hazeldean Road via two forcemains:

- A newer 600 mm forcemain installed as part of the initial station construction which serves as the primary (duty) main;
- a second 400 mm forcemain (i.e. the old Glen Cairn Pumping Station forcemain) which was re-commissioned as part of the 1992 upgrade. This forcemain is currently activated during high inflow conditions to provide additional discharge capacity to the station.

The Pumping Station currently services a total population of 32,000 people and 930 hectares of developed land which includes a total of 181 hectares of Institutional, Commercial and Industrial (ICI) land uses. The Region's Wastewater Master Plan identified the need to upgrade the capacity of the Hazeldean Pumping Station and Forcemains to meet the requirements of the Regional Official Plan and Development Strategy. Under future development conditions, it is anticipated that the station will be required to service a total population of 63,000 people and 329 hectares of ICI land over a total developed area of 1630 hectares. The upgrading is currently scheduled in the Capital Budget for 2001 to 2003.

The Hazeldean Pumping Station is currently serving a rapidly growing population, as well as, industrial and commercial expansion. Increased flows have been recorded as approaching the available station capacity, particularly during large snowmelt and/or rainfall events. A number of operational issues are also of concern, more specifically contingency measures in the event of a partial or full station failure and the decommissioning of the old Glen Cairn Pumping Station. To fully define these issues, a Capacity Study was recently completed.

The main objectives of the study were to:

- Define and evaluate alternatives for increasing capacity in both the short and long term and recommend an optimum phased expansion based on cost-benefit analysis. This entailed the condition assessment of the station forcemains, as well as, determining the useful life of the facilities within the station;
- Define and evaluate alternatives for providing a reliable contingency plan for the station under partial and full station failure conditions;
- Develop a decommissioning plan for the abandoned Glen Cairn Pumping Station.

During the Capacity Study, a potentially serious problem with the structural wall separating the dry well from the wet well was discovered. If the level of the wastewater in the wet well rises above the normal operating level, a failure of the wall could occur. For this reason, the Department has recommended that the upgrading of the pumping station be accelerated and that the work proceed on a priority basis. In order to complete the expansion, additional property is required.

Furthermore, the current access to the Hazeldean Pumping Station is from the road allowance between Lots 30 & 31. This road was closed by the City of Kanata in 1991 as the City was planning on selling it to the adjacent landowner, Arthur and Mary Van Gaal. Regional staff have been negotiating with the City and Van Gaal's for sometime to secure access to this facility.

DISCUSSION

The property required is part of two lots (Parts 17 & 18) owned by 910319 Ontario Ltd. (George Laschewski). The site is vacant land and is located within the Kanata South Industrial Park.. It is located at the westerly perimeter of the Industrial Park and is on the north side of Michael Cowpland Drive as shown on Annex "A".

Negotiations for a portion of the lands from part of Part 17 commenced earlier in the year. The land required for this project is approximately 777.6 m² but the owner was reluctant to sell only a part of the parcel since he was concerned that it would prevent development of the remaining land.

In 1991 the owner received site plan approval from the City of Kanata to build a 7,252 sq.ft. multi-tenant office building. The proposed building was to be part of a larger two phase development. The second phase would see the construction of a further 24,000 sq.ft. of office space when warranted by market conditions.

The first phase was to be built on Part 18 whereas the second phase was to be constructed on both Parts 17 & 18. The proposed requirement for the Hazeldean Pumping station expansion is where a portion of the building for the second phase was to be located. The remaining lands within Part 17 was to be used for parking purposes. According to an independent geotechnical soils report, the building was to be located in this area since the remaining lands within Part 17 would be uneconomic due to the subexcavation costs. As a result, by selling the requirement of 777.6 m² for this project, the remaining lands of Part 17 would be uneconomic for development purposes. Based on the above, the owner is requesting that the Region purchase all of Part 17 (including Parts 66 & 67).

It should be noted that the owner did not proceed with either Phase since the proposed buildings could not be pre-leased or sold. Therefore, the owner is waiting for the market to improve before proceeding with any type of development.

It is the owner's position that he has invested approximately \$ 400,000 to date with both lots. The proposed acquisition affects the developable part of Part 17 and the remaining part would be damaged. In light of these facts, a compromised settlement developed which involves the payment of \$80,000/acre for the land and an additional \$70,000 for disturbance damages for a consideration of \$ 178,476 including G.S.T. for the purchase of all of Part 17, 66 & 67.

PUBLIC CONSULTATION

Public consultation is being undertaken as part of the Environmental Assessment (EA) process. The EA process is underway and approval is anticipated within the month. The acquisition is subject to the Region obtaining EA approval. No further public consultation is warranted.

EXPENDITURE JUSTIFICATION

Other options were explored such as expropriation. However, the expropriation process would take approximately nine months, and a delayed possession of the lands which could jeopardize the project. It should also be noted that an Ontario Municipal Board hearing may result in the owner receiving costs that were incurred as part of the site development process, and the owner would receive its' costs of the hearing.

The proposed settlement offer allows the project to proceed on schedule. As well, it will provide access for the Hazeldean Pumping Station from Michael Cowpland Drive.

FINANCIAL STATEMENT

	\$
Approved Budget to Date	1,450,000
Total Paid & Committed	<u>(957,932)</u>
Balance Available	492,068
This Request (including GST)	<u>(178,476)</u>
Balance Remaining	313,592

Funds have been provided in the 1999 Capital Budget, Account No. 922-42062 (Internal Order 900241), Hazeldean Pumping Station & Forcemain (reference pages 298/299).

*Approved by Nick Tunnacliffe, RPP, MCIP
Planning and Development Approvals Commissioner*

Date: August 18, 1999

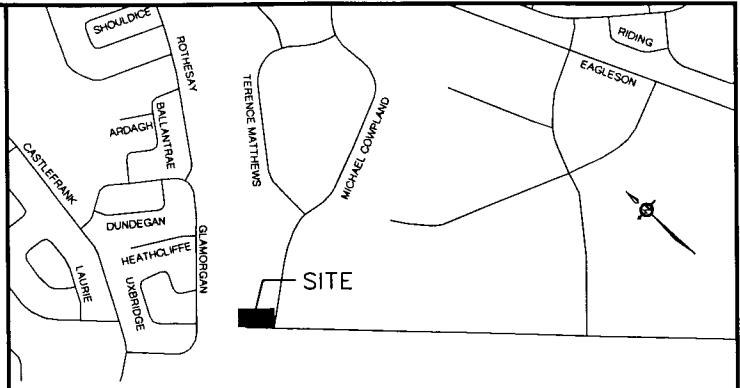
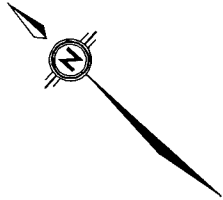
FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

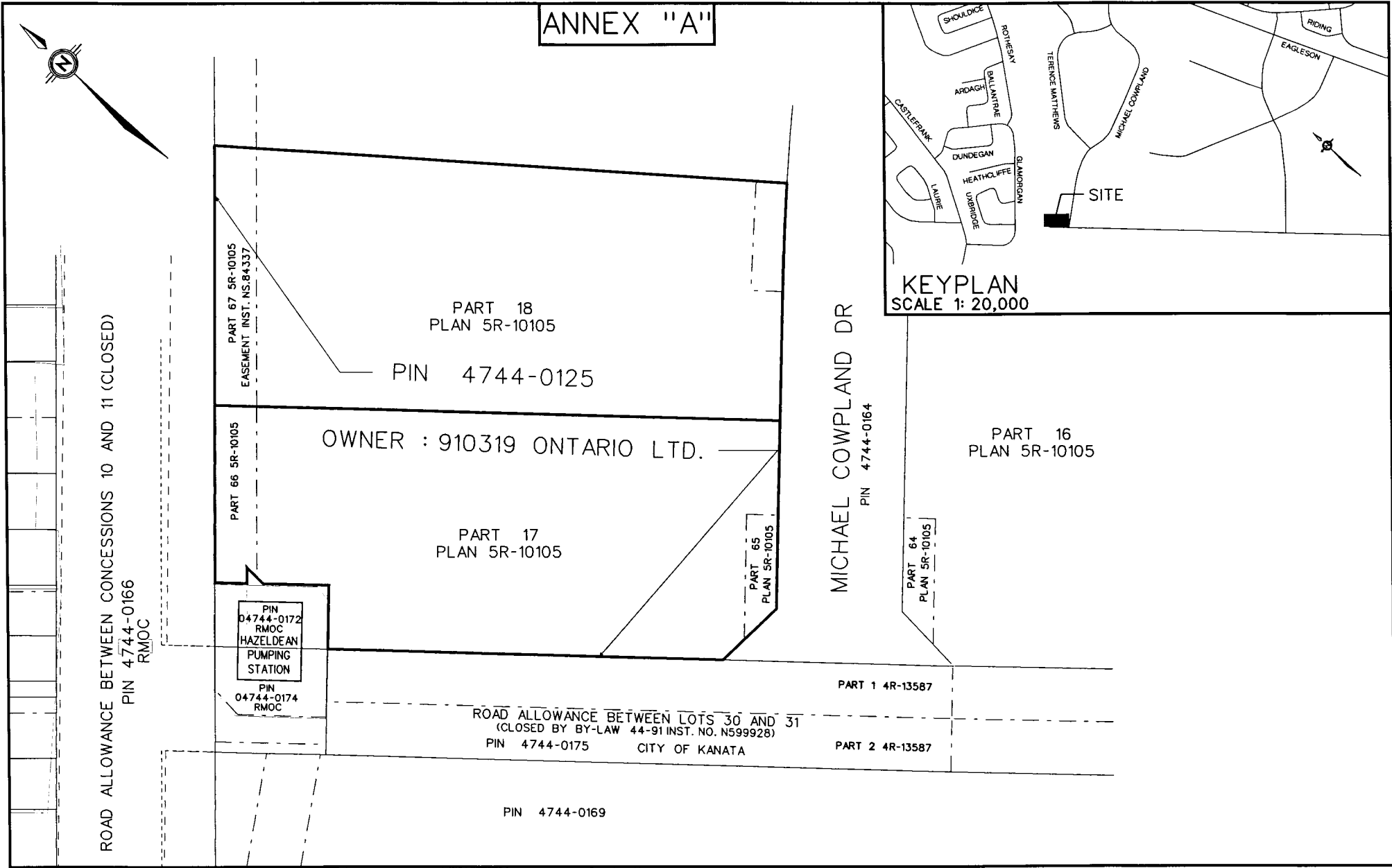
*Approved by T. Fedec
on behalf of the Finance Commissioner*

Attach. (1)

ANNEX "A"



KEYPLAN
SCALE 1: 20,000



ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11 (CLOSED)
PIN 4744-0166
RMOC

PART 67 5R-10105
EASEMENT INST. NS.84337

PART 18
PLAN 5R-10105
PIN 4744-0125

OWNER : 910319 ONTARIO LTD.

PART 17
PLAN 5R-10105

PART 66 5R-10105

PIN 04744-0172
RMOC
HAZELDEAN
PUMPING
STATION

PIN 04744-0174
RMOC

PART 65
PLAN 5R-10105

MICHAEL COWPLAND DR
PIN 4744-0164

PART 16
PLAN 5R-10105

PART 64
PLAN 5R-10105

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31
(CLOSED BY BY-LAW 44-91 INST. NO. N599928)
PIN 4744-0175 CITY OF KANATA

PART 1 4R-13587

PART 2 4R-13587

PIN 4744-0169

ADDITION TO HAZELDEAN PUMPING STATION		REGION OF OTTAWA-CARLETON	
OWNER 910319 ONTARIO LTD.	AREA 4604 sq. m.	INFORMATION TECHNOLOGY OFFICE	
SCALE 1:1000	DATE AUGUST 17,1999	FILE 09-99-31021-003	SURVEYS AND MAPPING BRANCH
			3871A.DGN