

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

REPORT  
RAPPORT

Our File/N/Réf. (12) 09-97-63301-003  
Your File/V/Réf.

DATE 22 May 1998

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **PROPERTY ACQUISITION**  
**WATERFRONT OPEN SPACE, CITY OF GLOUCESTER**  
**OWNER: YVONNE VINETTE**

### DEPARTMENTAL RECOMMENDATION

**That the Corporate Services and Economic Development Committee approve the acquisition of 0.15 ha of land shown on Annex "A" being Part of Lot 13, Concession 1, formerly in the Township of Gloucester, now City of Gloucester, from Yvonne Vinette, for the purpose of access to the Rideau River and continuity of a recreational pathway system linking the South Urban Centre and the Greenbelt, for the consideration of \$ 115,000 plus G.S.T.**

### BACKGROUND

Regional Official Plan (88) Amendment (ROPA) 35 South Urban Centre, Gloucester, River Ridge was the subject of five referrals to the Ontario Municipal Board (Board) when it received provincial approval in 1993. Three of the referrals were withdrawn while the remaining two were dealt with by the Board last year.

The Board ruled on November 17, 1997 that both referrals were to be dismissed. However, it was the Board's decision that there were special circumstances with the Vinette property which is the subject of this report.

Ms. Vinette had applied for a zoning amendment to Rural General (Exception 3 - to allow for site specific reductions in zoning provisions; frontage, lot area, density and Rideau River setback) which would permit the replacement of an existing dilapidated cottage with a single family dwelling. This amendment was approved by the City of Gloucester. The Region however appealed the zoning

amendment as it was not in conformity with the Region's Official Plan pertaining to the Council adopted policy, "Waterfront Open Space (South Urban Centre)".

It was the Board's opinion that the Vinette property was entitled to the General Urban Designation, subject to meeting certain development conditions. The Board also ruled that it would approve the Waterfront Open Space designation if the Region was successful in acquiring the property. The Region was instructed by the Board to negotiate the acquisition of the property on the basis of a residential building lot. The OMB would then approve the designation as proposed under ROPA 35 and allow the appeal against the by-law.

### DISCUSSION

The subject property is owned by Yvonne Vinette. It is improved with a dilapidated cottage and has been valued as if vacant land. The property is located in the urban area, on the east side of the Rideau River, west of the Ottawa International Airport and north of an area known as Gloucester Glen North.

The subject site is on the west side of a private shared right of way which originates from River Road as shown on Annex "A". The parcel has frontage on the Rideau River and abuts lands owned by the National Capital Commission to the north.

Based on an independent appraisal report, the market value is estimated at \$115,000.00 for a vacant river front building lot. As agreement had been negotiated in that amount, approval is recommended.

### PUBLIC CONSULTATION

Public consultation was undertaken as part of the Ontario Municipal Board hearing on ROPA 35. The decision of the OMB encouraged the Region and Ms. Vinette to seek a mutually satisfactory settlement. No other public consultation was required.

### EXPENDITURE JUSTIFICATION

The acquisition of this property will assist in creating the beginning of a continuous Waterfront Open Space corridor linking the South Urban Centre (Rideau Ridge) to the Greenbelt. It will also provide a public access link along the waterfront to the greenbelt area and to the Rideau River. This property is to be acquired for Waterfront Open Space purposes under the provisions of the Waterfront Open Space (South Urban Centre) land acquisition program as per Policy 8.3.3.4 of the Regional Official Plan (88) and under Policy 6.7 of the adopted Regional Official Plan (97).

FINANCIAL STATEMENT

	\$
Approved Budget to Date	9,526,000
Total Paid & Committed	<u>( 7,921,309)</u>
Balance Available	1,604,691
This Request (including GST)	<u>( 123,050)</u>
Balance Remaining	1,481,641

Funds have been provided in the 1997 Capital Budget, Account No. 912-62901, Environment Areas Protection.

*Approved by L. Shallal for Nick Tunnacliffe, RPP, MCIP  
Planning and Development Approvals Commissioner*

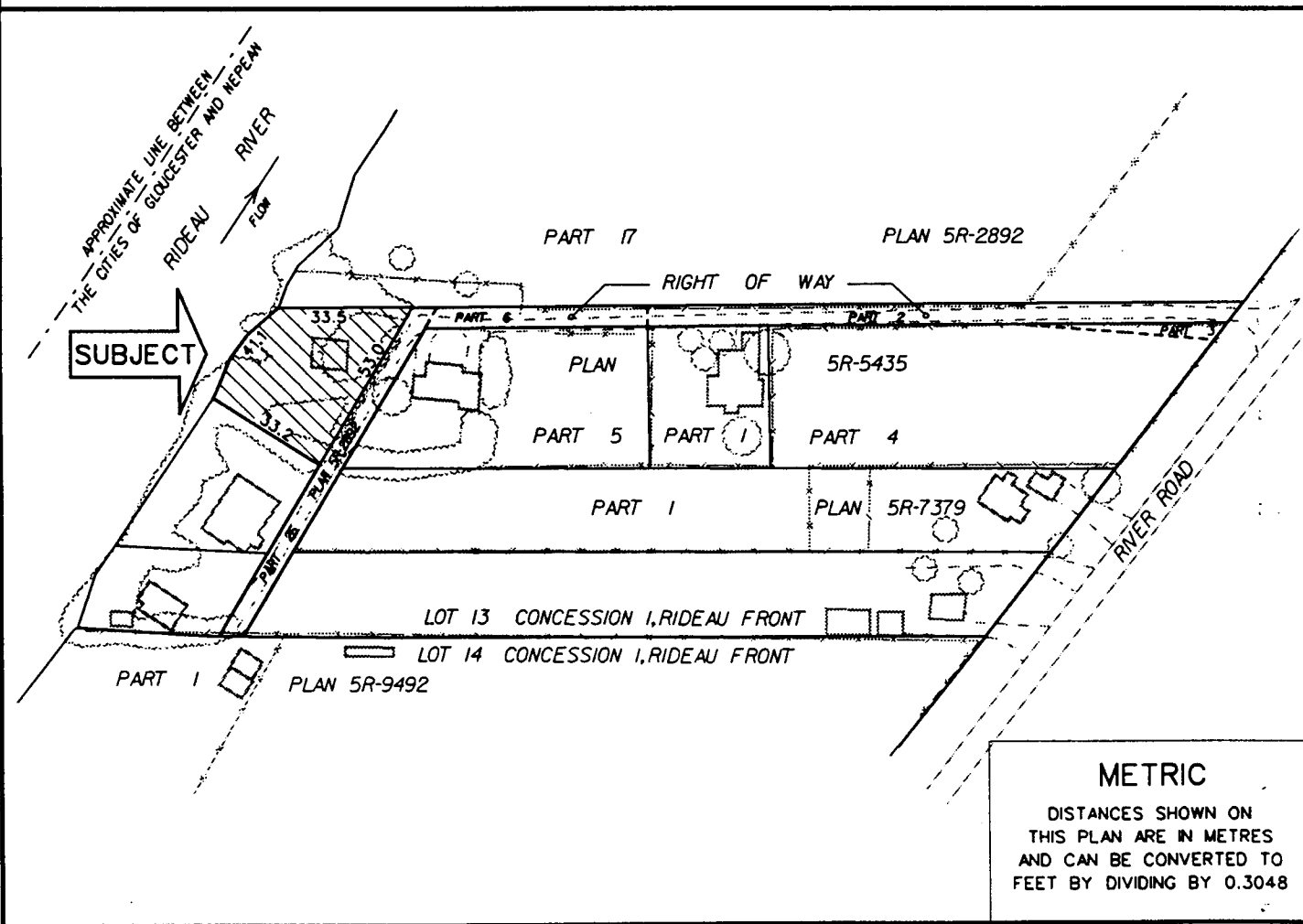
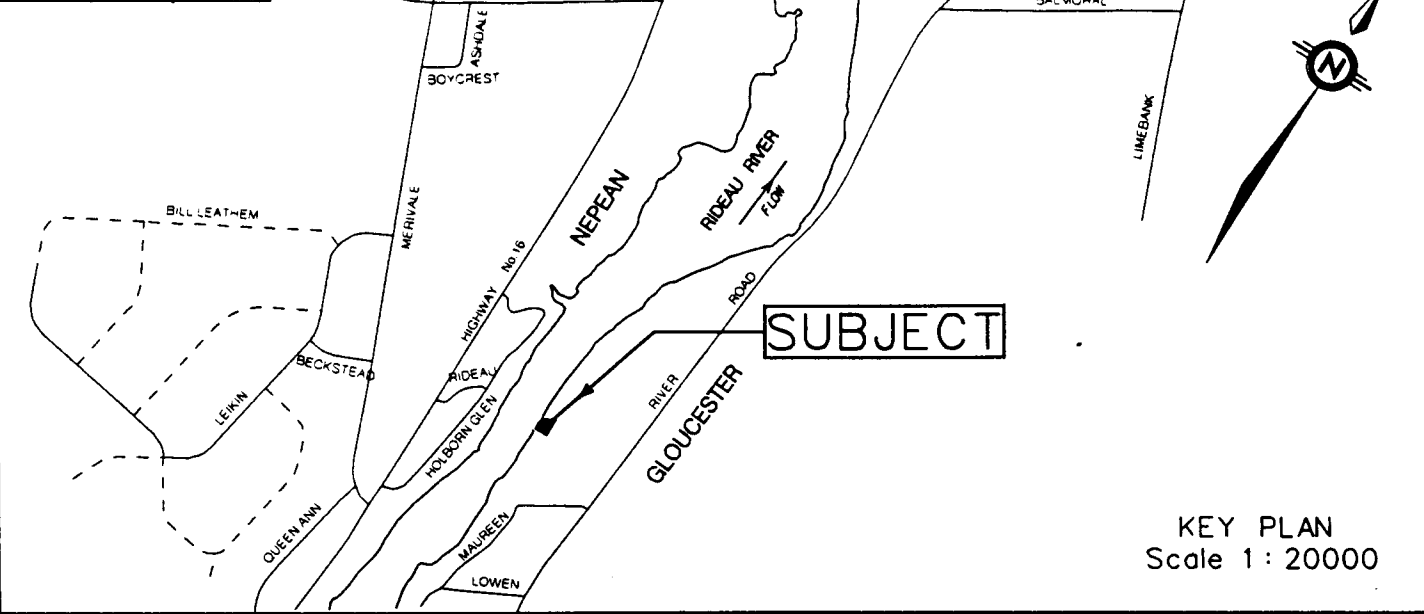
FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

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

Attach. ( 1 )

# ANNEX A



Owner: Y. Vinette  
 Area of property: 0.15 ha.

## OTTAWA-CARLETON PLANNING AND DEVELOPMENT APPROVALS DEPARTMENT

BRANCH AQUISITION SERVICES

SCALE 1:2000 DATE APRIL 15, 1998 FILE 09-97-63301-003