

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 09-99-20107-001
Your File/V/Réf.

DATE 18 April 2000

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

FROM/EXP. Commissioner, Planning and Development Approvals Department

SUBJECT/OBJET **SOUTHWEST TRANSITWAY EXTENSION**

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the acquisition of lands in fee simple containing approximately 2.681 ha from Jock River Farms Limited, required in connection with the construction of the Southwest Transitway Extension, being all of Blocks 109, 110, 126, 127, and 128 on PLAN 4M-1046, City of Nepean, for the total consideration of \$400,000.00 plus G. S. T.

BACKGROUND

The Environmental Assessment report (Southwest Transitway Extension) identified a 40 m wide corridor together with additional lands required for construction of and access to the proposed transit station located east of Greenbank Road between Highbury Park Drive and Wessex Drive. The Region approved the Southwest Transitway Extension alignment in 1997 with Ministry of Environment approval in 1999.

DISCUSSION

The design for the Southwest Transitway Extension and proposed station requires lands beyond the 40 m Transitway Right of Way as set out in the Region's Official Plan. The issue as to whether compensation must be paid for lands beyond the 40 m right of way was heard by the Ontario Municipal Board on August 11th, 1999. The Board, having heard the evidence, found that the Region was not entitled to any more than the 40 m of land dedicated at no cost and that any further land requirements were to be negotiated between the parties. It was further acknowledged by the Region at the hearing that the usefulness of Block 110 to the owner after the Transitway was limited. With respect to Block 109 there was no similar acknowledgement, however at the hearing the Region agreed to purchase

Block 109. While Block 110 on the Plan is not required for the Transitway, it is adversely affected by its proximity to the Transitway. The Board recommended that the parties discuss the final disposition of Block 110 in light of the Region's comments at the hearing concerning its limited future potential. The Board's decision and comments resulted in Staff entering into negotiations with Jock River Farms Inc., for the purchase of lands required beyond the 40 meter Transitway being parts of Blocks 126, 127 and 128 together with Block 109 and 110 all on Plan of Subdivision 4M-1046.

The Blocks discussed contain a total area of 2.681 ha. The 40 m wide Transitway corridor, which is to be conveyed to the Region gratuitously as a condition of the development approval, contains a total area of 1.453 ha. The owner and the Region each obtained appraisals on the 1.228 ha of land to be acquired by the Region. The owners valuation of \$516,000 was based on the entire requirement being fully serviced subdivision just prior to the issuing building permits. The Region's valuation of \$373,500 was based on the raw land value immediately prior to draft plan approval for Blocks 109 and 110 which have only a contributory value to the adjacent lands. The additional lands lying to the east of the Transitway corridor were valued as of the present date based on being at the building permit stage. Staff negotiated an agreement with Jock River Farms Limited for the 1.228 ha lying outside the 40 m right of way, including Blocks 109 and 110, for a total consideration of \$400,000 plus G.S.T.

PUBLIC CONSULTATION

Public consultation was undertaken as part of the Environmental Assessment process for the Southwest Transitway Extension alignment.

NEW CITY IMPACT - TRANSITION BOARD APPROVAL

The Southwest Transitway Extension is identified in the Region's Official Plan. When the Transitway is ultimately constructed it will provide improved public transit facilities for residents living in the Barrhaven Community of the New City. In accordance with Ottawa Transition Board Regulation 100/2000 - Section 4, Guidelines - Financial Guideline No. 1 Section 5.2 (e) this property acquisition requires the approval of the Transition Board. As this transaction was not specifically identified in the 2000 Capital Budget, Order No. 900284, Southwest Transitway Extension, Guideline Exemption 3(b) is not applicable.

EXPENDITURE JUSTIFICATION

The lands required for the Southwest Transitway Extension and Station were identified on the Region's Official Plan and the 40 m right of way was established on the Plan of Subdivision. The Ontario Municipal Board directed the parties to negotiate compensation for the additional lands to be acquired by the Region as identified and agreed to at the hearing.

FINANCIAL STATEMENT AND APPROVAL

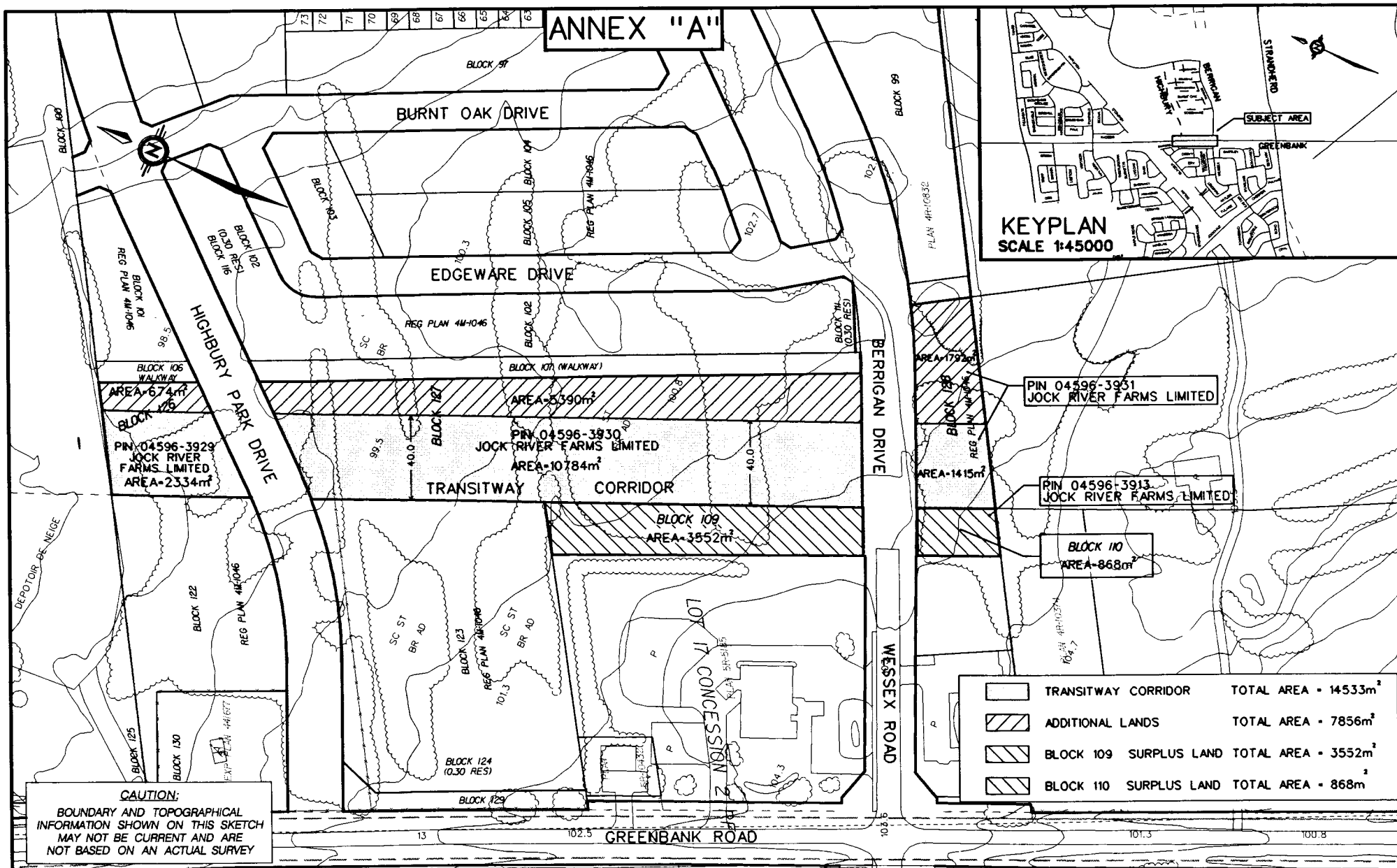
Approved Budget to Date	\$2,513,000
Total Paid and Committed	(999,824)
Balance Available	1,513,176
THIS REQUEST	<u>(400,000)</u>
Balance Remaining	\$1,113,176

Funds are available in the 2000 Capital Budget, Order No. 900284, Southwest Transitway Extension.

CONCLUSION

Negotiations with Jock River Farms Limited resulted in an agreement being reached in the amount of \$400,000 for the 1.230 ha of land. The settlement is in keeping with corporate acquisition policy, and approval is hereby recommended as outlined above.

Approved by Nick Tunnacliffe, MCIP, RPP



TRANSITWAY CORRIDOR (JOCK RIVER FARMS LIMITED)

OWNER JOCK RIVER FARMS LIMITED AREA AS NOTED

SCALE 1:2500 METRIC DATE FEB 2000 FILE

REGION OF OTTAWA-CARLETON INFORMATION TECHNOLOGY OFFICE

BRANCH SURVEYS & MAPPING

4063.DGN