

Appendix E

Land Acquisition

Land Acquisition – Opinion of Probable Costs

The following is a summary of the land requirements and opinion of probable costs for the potential land acquisition. Costs are based on the following parameters:

- Urban and rural properties are based on the average value noted for each municipality and located on the relevant web site and updated to end of November 2005.
- Using input from MoT Property Acquisition group we have assessed the following:
 - **Goldstream Park** – Park or institutional land similar to adjacent land use at \$13,000/ha
 - **Forestry Land** – Where rezoning is not imminent, range is \$6,000 to \$13,000/ha. Value used \$10,000/ha
 - **Sooke Hills Wilderness Regional Park** – Where not required for physical water catchment valued as for forestry land at \$10,000/ha
 - **Agriculture land (ALR)** – Range is from \$23,500 to \$368,000/ha, Median value of \$89,000/ha has been used for all locations.

The length of road from the end of Options 3 and 4 to the Summit is 8.0 km. This length includes the new section at Tunnel Hill and is included in the land acquisition opinion of probable costs. The section from Summit to Mill Bay includes a 4.96 km section to be upgraded to four lanes of an estimated additional right-of-way width of 20m @ \$10,000/ha for a total of \$99,200.

Option H1 - Existing Alignment

Total Length to the Summit = **13.87 km**

- 6.11 km new construction
- 7.76 km upgrade

Length Breakdown

- 3.68 km Goldstream Park
- 10.19 km Forestry Land

Using a 30m right-of-way acquisition (assuming 30m existing right-of-way)

• 11 ha Goldstream Park @ \$13,000/ha	\$143,000
• 31 ha Forestry Land @ \$10,000/ha	\$310,000
Summit to Mill Bay	<u>\$99,200</u>
Total Property Cost	\$552,200
Add 30% Processing Costs	<u>\$165,700</u>
Total	\$717,900
Use for opinion of probable costs	\$1,000,000

Option H2 - Double Deck Existing Alignment

Total Length to the Summit = **13.92 km**

- 6.16 km new construction
- 7.76 km upgrade

Length Breakdown

- 3.68 km Goldstream Park
- 10.24 km Forestry Land

Using a 30m right-of-way acquisition (assuming 30m existing right-of-way)

- | | |
|---------------------------------------|-----------|
| • 11 ha Goldstream Park @ \$13,000/ha | \$143,000 |
| • 31 ha Forestry Land @ \$10,000/ha | \$310,000 |

Summit to Mill Bay	<u>\$99,200</u>
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Total Property Cost	\$552,200
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Add 30% Processing Costs	<u>\$165,700</u>
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Total	\$717,900
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Use for opinion of probable costs	\$1,000,000
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Option H3 - Counterflow

Total Length to the Summit = **13.96 km**

- 6.20 km new construction
- 7.76 km upgrade

Length Breakdown

- 3.71 km Goldstream Park
- 10.25 km Forestry Land

Using a 30m right-of-way

- | | |
|---------------------------------------|-----------|
| • 11 ha Goldstream Park @ \$13,000/ha | \$143,000 |
| • 31 ha Forestry Land @ \$10,000/ha | \$310,000 |

Summit to Mill Bay	<u>\$99,200</u>
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Total Property Cost	\$552,200
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Add 30% Processing Costs	<u>\$165,700</u>
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Total	\$717,900
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Use for opinion of probable costs	\$1,000,000
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Option H4 – Near West

Total Length to the Summit = **14.17 km**

- 6.41 km new construction
- 7.76 km upgrade

Length Breakdown

- 3.93 km Goldstream Park
- 10.24 km Forestry Land

Using a 60m right-of-way

- 24 ha Goldstream Park @ \$13,000/ha \$312,000
- 62 ha Forestry Land @ \$10,000/ha \$620,000

Summit to Mill Bay \$99,200

Total Property Cost \$1,031,200

Add 30% Processing Costs \$309,400

Total \$1,340,600

Use for opinion of probable costs \$2,000,000

Option H5 – E&N Right of Way

Total Length to the Summit = **14.23** new construction

Assumed existing width of right-of-way 30.5m, assumed required width 60m

Length Breakdown

- 4.03 km Goldstream Park
- 10.2 km Forestry Land

Using a ultimate 60m right-of-way

- 16 ha Goldstream Park @ \$13,000/ha \$208,000
- 41 ha Forestry Land @ \$10,000/ha \$410,000

Summit to Mill Bay \$99,200

Total Property Cost \$717,200

Add 30% Processing Costs \$215,200

Total \$932,400

Use for opinion of probable costs \$1,000,000

Option H6 - Niagara Main

Total Length to the Summit = **14.77 km** new construction

Length Breakdown

- 1.28 km Goldstream Park
- 5.34 km Sooke Hills Wilderness Regional Park
- 8.15 km Forestry Land

Using a 60m right-of-way

- 8 ha Goldstream Park @ \$13,000/ha \$104,000
- 32 ha Sooke Hills Wilderness Regional Park @ \$10,000/ha \$320,000
- 49 ha Forestry Land @ \$10,000/ha \$490,000

Summit to Mill Bay \$99,200

Total Property Cost \$1,013,200

Add 30% Processing Costs \$304,000

Total \$1,317,200

Use for opinion of probable costs \$2,000,000

Option H7 - Couplet

Total Length to the Summit = **14.77 km** new construction.

Northbound Length Breakdown = 13.87km

- 3.68 km Goldstream Park
- 10.19 km Forestry Land

Southbound Length Breakdown = 14.77km

- 1.28 km Goldstream Park
- 5.34 km Sooke Hills Wilderness Regional Park
- 8.15 km Forestry Land

Using a 53m right-of-way

- 26 ha Goldstream Park @ \$13,000/ha \$338,000
- 28 ha Sooke Hills Wilderness Regional Park @ \$10,000/ha \$280,000
- 97 ha Forestry Land @ \$10,000/ha \$970,000

Summit to Mill Bay \$99,200

Total Property Cost \$1,687,200

Add 30% Processing Costs \$506,200

Total \$2,193,400

Use for opinion of probable costs \$2,000,000

Option H8 - Shawnigan

Total Length = **26.24 km** new construction

Length Breakdown

- 1.28 km Goldstream Park
- 5.34 km Sooke Hills Wilderness Regional Park
- 19.62 km Forestry Land

Using a 60m right-of-way

- 8 ha Goldstream Park @ \$13,000 ha \$104,000
- 32 ha Sooke Hills Wilderness Regional Park @ \$10,000/ha \$320,000
- 118 ha Forestry Land @ \$10,000/ha \$1,180,000

Total Property Cost \$1,604,000

Add 30% Processing Costs \$481,200

Total \$2,085,200

Use for opinion of probable costs \$2,000,000

Option H9 – Far West

Total Length = **79.5 km**

Length Breakdown

- 4.56 km Langford
- 62.35 km Forestry Land
- 6.06 km Metchosin
- 6.53 km Sooke

Using a 60m right-of-way

- 12 properties in Langford @ \$372,000 \$4,464,000
- 374 ha Forestry Land @ \$10,000/ha \$3,740,000
- 10 properties in Metchosin @ \$562,500 \$5,625,000
- 12 properties in Sooke @ \$338,250 \$4,059,000

Total Property Cost \$17,888,000

Add 30% Processing Costs \$5,366,400

Total \$23,254,400

Use for opinion of probable costs \$23,000,000

Bridge Options

Bridge Crossing Option 1A (To Moses Point)

- Left Bank = 6.16 km in Cowichan Valley Regional District
- Bridge = 3.24 km
- Right Bank = 4.82 km North Saanich

Road Up-grade

- 24.00 km Pat Bay Hwy

Using a 60m ROW

- 29 ha North Saanich
 - 53 Urban properties @ \$575,000 \$30,500,000
 - 24 Rural properties @ \$750,000 \$18,000,000
- 37 ha Cowichan Valley Regional District
 - 30 Urban properties @ \$650,000 \$19,500,000
 - 11 Agriculture properties @ \$89,000 \$979,000

Total Property Cost	\$68,979,000
Add 30% Processing Costs	<u>\$20,693,700</u>
Total	\$89,672,700
Use for opinion of probable costs	\$90,000,000

Bridge Crossing Option 1B (To Deep Cove)

- Left Bank = 3.59 km in Cowichan Valley Regional District
- Bridge = 2.93 km
- Right Bank = 4.22 km in North Saanich

Road Up-grade

- 24.00 km Pat Bay Hwy

Using a 60m ROW

- 25 ha North Saanich
 - 47 Urban properties @ \$575,000 \$27,000,000
 - 24 Rural properties @ \$750,000 \$18,000,000
- 22 ha Cowichan Valley Regional District
 - 10 Rural/Urban properties @ \$650,000 \$6,500,000
 - 13 Agriculture properties @ \$89,000 \$1,157,000

Total Property Cost \$52,657,000

Add 30% Processing Costs \$15,797,100

Total \$68,454,100

Use for opinion of probable costs \$90,000,000

Bridge Option 2

- Left Bank = 1.14 km Cowichan Valley Regional District
- Bridge = 1.4 km
- Right Bank = 12.03 km Highlands

Using a 60m ROW

- 72 ha Highlands District
 - 74 Urban / Rural properties @ \$522,000 \$38,600,000
- 7 ha Forestry Lands @ \$13,000 \$91,000

Total Property Cost \$38,691,000

Add 30% Processing Costs \$11,607,300

Total \$50,298,300

Use for opinion of probable costs \$50,000,000