

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

REPORT
RAPPORT

Our File/N/Réf. **12 18-96-70024-000**
Your File/V/Réf.

DATE 12 March 1997

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

FROM/EXP. Commissioner
Planning and Development Approvals Department

SUBJECT/OBJET **SALE OF SURPLUS PROPERTY**
 1140-1150 HUNT CLUB ROAD
 CITY OF OTTAWA

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee and Council:

- 1. Declare the property described as being part of Lot 6, Concession 3, Rideau Front, formerly Township of Gloucester, now City of Ottawa, and shown as Part 1, Plan 4R-11051, surplus to Regional needs;**
- 2. Approve the sale of Part 1, Plan 4R-11051 to 1085068 Ontario Inc., for the amount of \$75,000.00 pursuant to an agreement of Purchase and Sale that has been received.**

BACKGROUND

In the mid to late 80's, Regional Council approved the acquisition of properties for the extension of Hunt Club Road between Cahill Drive and the Airport Parkway. The subject properties, municipally known as 1140 and 1150 Hunt Club road were acquired as part of that project. The buildings were demolished and construction of the road works was completed. The balance of the lands not needed for the road right-of-way, was retained until the future alignment and laning requirements of Bridlepath Drive and Hunt Club Road were clearly identified to accommodate any increased traffic and access concerns connected with the South Keys Shopping Centre.

The final requirements were identified and a legal survey was undertaken to delineate the surplus lands. Part 1 on Plan 4R-11051, which consists of approximately 3,091 square metres was deemed as surplus to the Region's needs. During our utility circulation it was determined that Ottawa Hydro would require an easement over a portion of the site which is shown as Part 1, Plan 4R-11339. Any sale would be subject to this easement.

Access to Hunt Club Road or Bridle Path Drive will not be allowed. As a result the property is of value only to the two abutting owners. One of the owners is in the process of developing their abutting lands and expressed an interest in acquiring the Region's surplus and incorporating the lands into their development. The other owner has indicated that they are not interested in purchasing the property.

The availability of the property was circulated to local government bodies, agencies and public utilities. No interest was expressed. The property was then offered to the two adjacent land owners. This resulted in an offer being received from 1085068 Ontario Inc. in the amount of \$75,000.00. The property was appraised and the offer is in accordance with the appraisal report.

CONSULTATION

In accordance with existing policies, the availability of the property was circulated to all local governments and agencies. No interest was shown. The property is of value only to the adjacent land owners and as such was offered to them directly.

FINANCIAL STATEMENT

This transaction represents a revenue of \$75,000.00 to the Corporation.

The offer is considered to be fair and reasonable and is recommended for acceptance.

*Approved by
Nick Tunnacliffe, MCIP, RPP*

LJN/
Attach. (1)

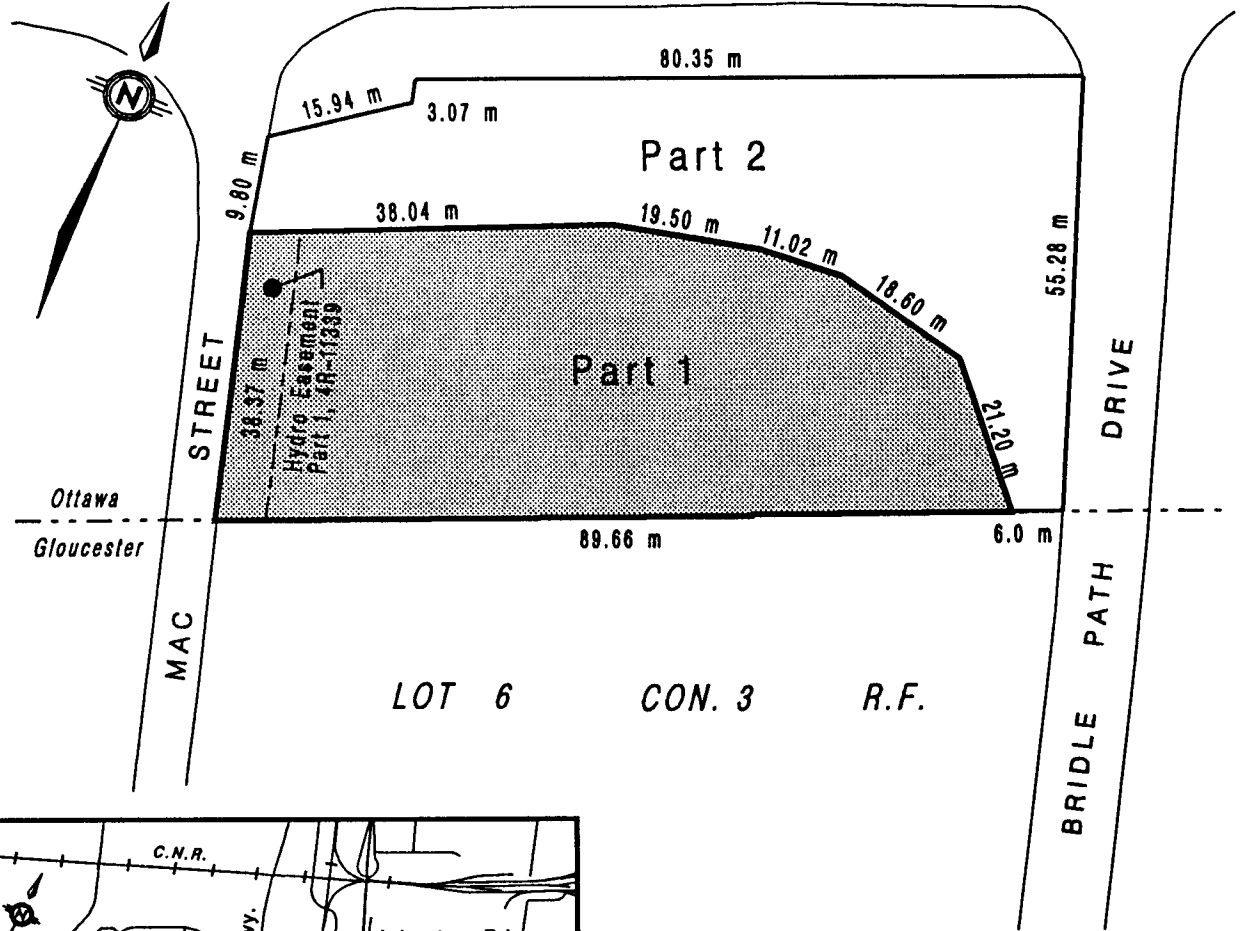
FINANCE DEPARTMENT COMMENT

Proceeds from the sale of this property will be credited to Account No. 011-19909

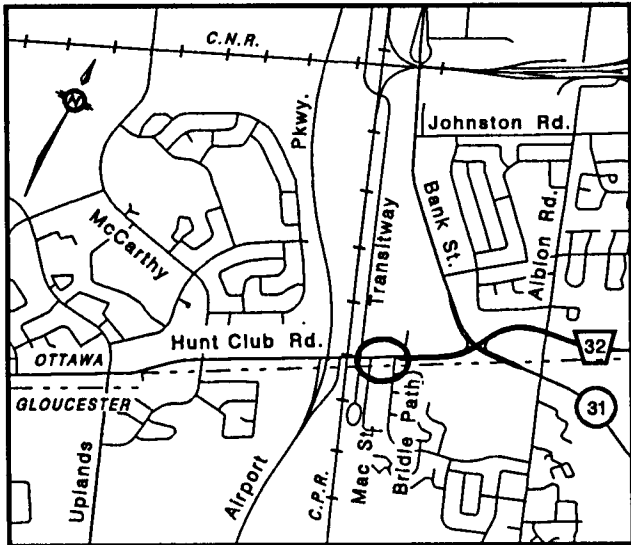
*Approved by T. Fedec
on behalf of the Finance Commissioner*

LOT 5 CON. 3 R.F.

HUNT CLUB ROAD



LOT 6 CON. 3 R.F.



Key Plan

Legend

- Part of Lot 6 Con. 3, R.F.
Part 1 Plan 4R-11051 (3,091m²)
Subject to Ottawa Hydro Easement Shown As
Part 1 Plan 4R-11339 (102m²)
- Part 2 4R-11051 To Be Retained

SURPLUS LAND
1140-1150 HUNT CLUB ROAD
OTTAWA



PLANNING & PROPERTY DEPARTMENT
PROPERTY SERVICES DIVISION

SCALE N.T.S.	DRAWN BY G.P.	CHECKED BY
# 3251	DATE Jan. '96	APPROVED BY