

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. Your File/V/Réf.	12 18-98-70139-000
DATE	22 November 1999
TO/DEST.	Co-ordinator Corporate Services and Economic Development Committee
FROM/EXP.	Commissioner Planning and Development Approvals Department
SUBJECT/OBJET	SALE OF SURPLUS LAND, NORWOOD AVENUE, OTTAWA

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee recommend Council:

- 1. Declare 7111.8 m² of land located in Part of the Front Half of Lot 16, Junction Gore, formerly in the Township of Gloucester, now in the City of Ottawa, described as Parts 1 through 17 on a draft reference plan, and Parts 2 and 3, Plan 5R-12160, save and except Parts 29 and 34, Plan 4R-13382, as surplus to Regional needs;**
- 2. Approve the conveyance of the lands described in Recommendation 1 to each abutting property owner for the sum of \$1.00.**

INTRODUCTION

At its meeting of 16 November 1999, the Corporate Services and Economic Development Committee considered a report on this subject matter. A motion for referral back to staff for further negotiations was approved by the Committee. Since that date, further discussions negotiations have taken place by the Ward Councillor with the abutting land owners and the owner at the north end of Balmoral Avenue. These discussions have resulted in staff to retain their original position and recommendations previously submitted to Committee.

BACKGROUND

Regional Council, in its approval of the 1990 Capital Budget, authorized the acquisition of property required for the Southeast Transitway - Phases I & II, between Hurdman Station and Billings Bridge.

The subject property is a 7111.8 m², elongated parcel of vacant land situated between the easterly limit of an operating rail line and the rear yards of several residential holdings fronting on both Norwood Avenue and Balmoral Crescent. This property was initially part of a larger parcel acquired in December 1990 from the National Capital Commission to facilitate the realignment of an existing CN/CP railway line, in conjunction with construction of the Southeast Transitway.

Following completion of construction, it has been determined that the subject property is now surplus to Transitway requirements.

DISCUSSION

As illustrated on Annex 'A', the subject property is located adjacent to the rear yards of several residential holdings fronting on both Norwood Avenue and Balmoral Crescent. Although there is little evidence of concentrated usage, over the past several years this property has been used as a footpath by local residents. Users have traditionally accessed the pathway at the south by Rodney Crescent and the north by Balmoral Place. However, until recently, the access point at Balmoral Place was under the ownership of the National Capital Commission, but it has now been sold to private landowners who wish to stop path users from crossing their property to access the pathway. In view of this ownership issue, public access to the subject property is available only by Rodney Crescent and by a 3 m wide strip of Balmoral Place widening, adjacent to the northerly boundary of a residential holding at 1876 Norwood Avenue.

In the event the subject property is to be retained by the Region as a public pathway, it will be necessary to improve both access points. In particular, the 3 m wide access point on Balmoral Place will require the removal of several mature trees, the realignment of an existing drainage course and installation of culvert(s). Furthermore, as a result of the proximity of the footpath to the rear yards of abutting properties, many of these owners have expressed concern over safety and security issues. Accordingly, in the event this becomes an established public pathway, for security purposes, it may be necessary for the Region to install fencing between private and public ownerships. In summary, the majority of the abutting property owners have requested that the land not be used as a public pathway, and that it be conveyed to them at nominal cost.

With respect to the market value of these lands, they are not considered to be a viable developable entity due to such factors as configuration and accessibility. Rather, highest and best use of the parcel is judged to be in contribution to the adjoining properties.

To estimate the contributory value of the subject property it is necessary to demonstrate any increase in market value the adjoining property might experience by reason of having the subject included within its boundaries. This increase, if any, would then be considered to be the value of the subject. In this case, on an individual basis, the additional land area to be transferred will not be sufficient to create the possibility of severing the combined parcels into two developable lots. Rather, it will simply result in creating an increased rear yard area. Since each of the abutting properties are located within an established neighbourhood, this increased rear yard area would not result in a significant increase in overall market value. Accordingly, the subject's contributory value is judged to be negligible. The conveyance of the subject parcels to the adjoining owners would alleviate the Region from future maintenance costs and liability. This approach is consistent with the manner in which lands were conveyed to abutting owners to the south of these parcels.

PUBLIC CONSULTATION

In accordance with existing policies, the availability of the property was circulated within the corporation and to external agencies to determine whether there was any interest in its use. No interest was shown.

FINANCIAL STATEMENT

The settlement represents a revenue of a nominal sum of \$1.00 to the Corporation.

CONCLUSION

Negotiations have resulted in agreements being reached with the adjoining property owners to have the subject property transferred at a nominal cost of \$1.00. This settlement is in accordance with corporate disposal policies. As such, approval is hereby recommended.

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

Date: November 25, 1999

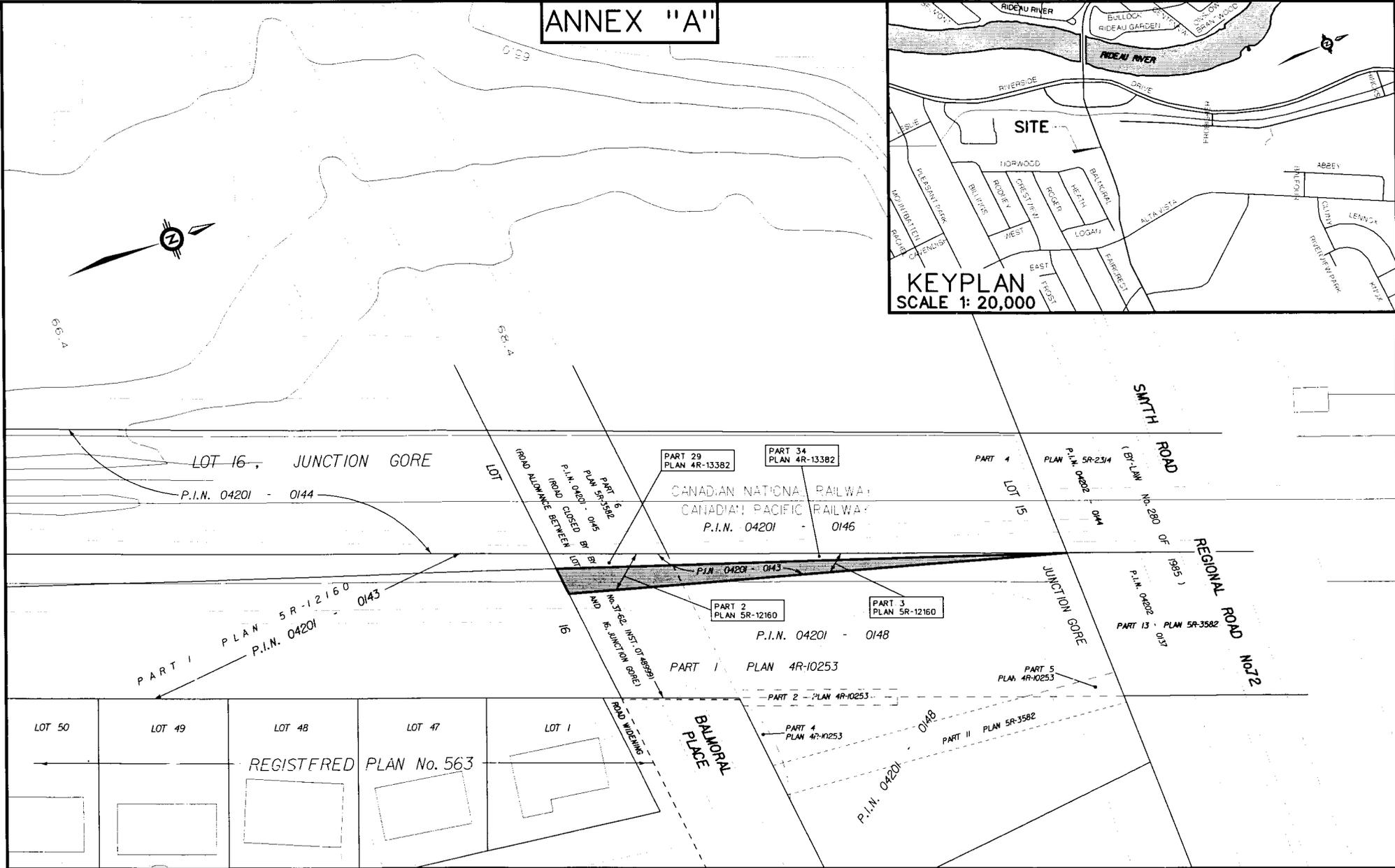
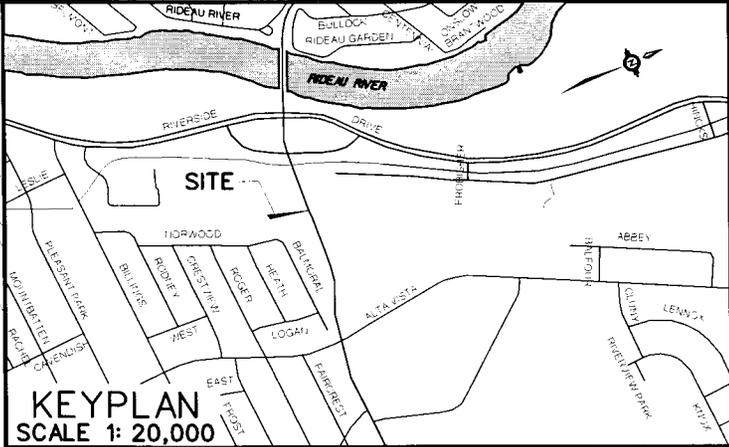
FINANCE DEPARTMENT COMMENT

Proceeds of the sale of land will be credited to operating account #119909.

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

Attach.

ANNEX "A"



BALMORAL CRESCENT SURPLUS LANDS

OWNER R.M.O.C. AREA 233.9 sq. m.

SCALE 1:1000 DATE SEPTEMBER 16, 1999 FILE 18-08-70139-000

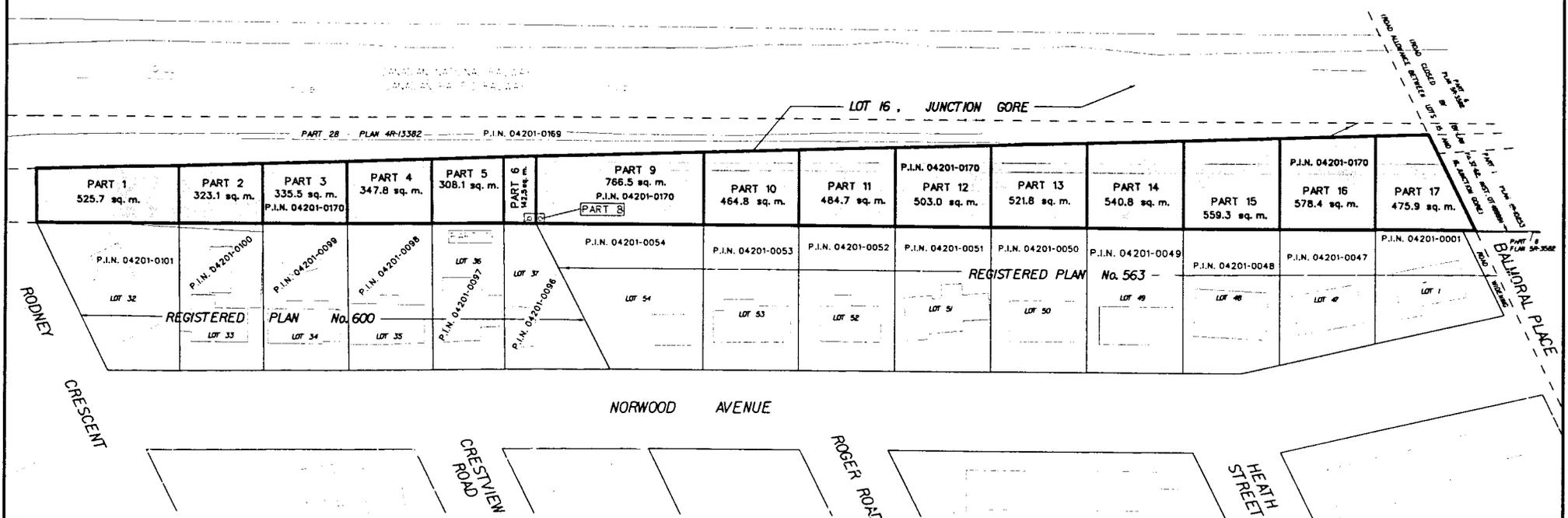
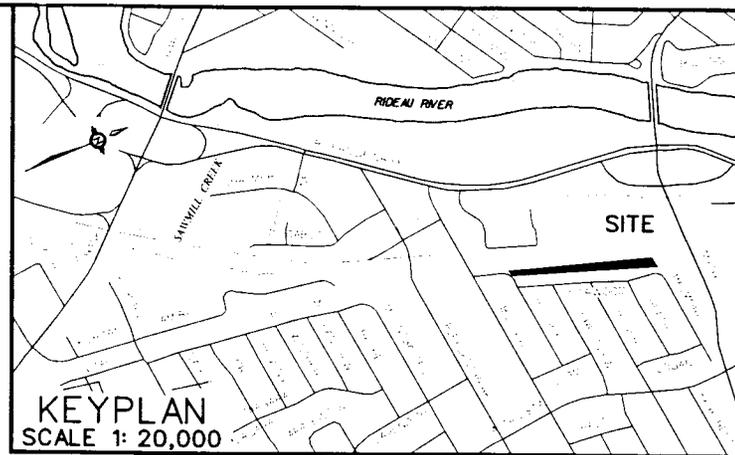
REGION OF OTTAWA-CARLETON

INFORMATION TECHNOLOGY OFFICE

SURVEYS AND MAPPING BRANCH

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ANNEX "A"



NORWOOD AVENUE SURPLUS LANDS		
OWNER R.M.O.C.	AREA (AS SHOWN ABOVE)	
SCALE 1:1500	DATE SEPTEMBER 16, 1999	FILE 18-08-70139-000

REGION OF OTTAWA-CARLETON	
INFORMATION TECHNOLOGY OFFICE	
SURVEYS AND MAPPING BRANCH	3939KEYA.DGN