

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. **12 18-96-70141-000**
Your File/V/Réf.

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 PROPERTY**
 BLAIR ROAD, GLOUCESTER

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee recommend Council:

- 1. Declare a vacant parcel of land described as being Part of Lot 21, Concession 2, Ottawa Front, formerly Township of Gloucester, now in the City of Gloucester and more particularly described as Parts 1, 2 and 3 on a draft plan of survey as shown on Annex "A" as surplus to the Region's needs;**
- 2. Approve the sale of the property identified in Recommendation 1, described as Part 1 on the draft plan, consisting of approximately 4,694 m² to the MBNA Bank, subject to the successful completion of a road closure and subject to any required easements, for the amount of \$405,800;**
- 3. Approve the conveyance of the property identified in Recommendation 1, described as Part 2 on the draft plan, consisting of 553 m² to the City of Gloucester required for road purposes, for the amount of \$1.00;**
- 4. Approve the conveyance of the property identified in Recommendation 1, described as Part 3 on the draft plan, consisting of 214 m² to the City of Gloucester, subject to the successful completion of a road closure and subject to any required easements, for the amount of \$18,500.**

BACKGROUND

In 1997 the Ontario Ministry of Transportation transferred a portion of Highway 17 to the Region as part of the downloading of provincial highways. The subject property which is at the intersection of what is now known as Regional Road 174 and Blair Road is part of that transfer.

The property is a vacant parcel consisting of a total of 5,461 m² and it has been determined that it is not needed for road requirements. Any sale would be subject to the successful completion of a road closing and subject to any easements that may be required.

The MBNA Bank has recently negotiated the purchase of the adjacent property with the City of Gloucester. The purchase was conditional upon them being able to obtain the subject property from the Region so as to provide access to Blair Road and provide additional property for the redevelopment of the property. Staff met with the MBNA Bank and the City of Gloucester and reached an agreement that satisfied any concerns.

Approximately 4,694 m² shown as Part 1 on a draft plan, is to be conveyed to the MBNA for the amount of \$405,800. The conveyance of the property will coincide with the Bank taking title to the adjacent property from the City of Gloucester. Part 2 on the plan consisting of 553 m² is to be transferred to the City of Gloucester at the nominal cost of \$1.00 to provide access to the site via Blair Road. This parcel will be incorporated with other lands to construct and provide a new public road to the site. Part 3 on the plan, consisting of 214 m² is to be conveyed to the City of Gloucester for the amount of \$18,500 as the lands are surplus to regional needs and the City has expressed an interest in purchasing same. A recommendation to pass a by-law to close those parts of road to enable the sale of the subject parcels has commenced.

Development of this site by the MBNA Bank will not only result in new tax revenue but with the construction of an office in our Region, it will result in an economic impact on the Region with the creation of more jobs as well as spin-offs which would result from the relocation of MBNA staff from other locations, to the Ottawa-Carleton area.

The value of the subject land is in accordance with an appraisal report prepared by an independent fee appraiser.

CONSULTATION

This property is a non-viable property and of value only to the adjacent landowner and as such public consultation was not undertaken. The value is consistent with the price that MBNA Bank is paying the City of Gloucester for the acquisitions of its property.

FINANCIAL STATEMENT

This transaction represents revenue of \$ 424,300 to the Corporation.

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

*Approved by R. Ennor on behalf of
Nick Tunnacliffe, MCIP, RPP*

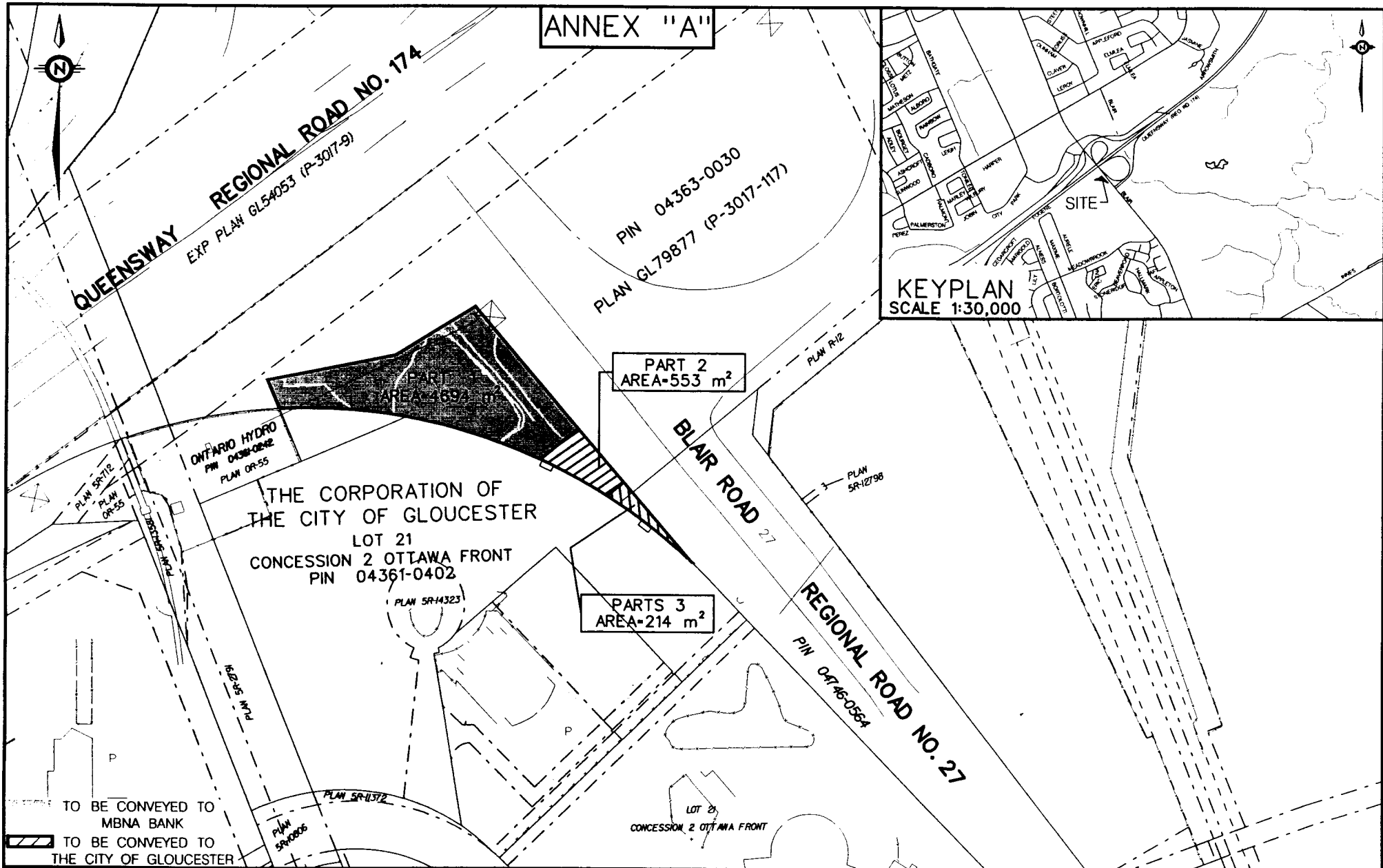
FINANCE DEPARTMENT COMMENT

Proceeds from the sale of this property will be credited to Account No. 119909-407005

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

Attach. (1)

LJN/



REGIONAL ROAD NO. 174 (QUEENSWAY)
AT BLAIR ROAD

REGION OF OTTAWA-CARLETON
INFORMATION TECHNOLOGY OFFICE

OWNER REGION OF OTTAWA-CARLETON AREA AS NOTED ABOVE

SCALE 1:2500 DATE 1999-08-23 FILE 18-98-70141-000

SURVEYS AND MAPPING BRANCH 3918.dgn