

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.            **12 18-98-70087-000**  
Your File/V/Réf.

DATE                        13 October 1998

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

FROM/EXP.                Planning and Development Approvals Commissioner,

SUBJECT/OBJET         **SALE OF SURPLUS PROPERTY**  
                                  **1140 ALENMEDE CRESCENT, OTTAWA**

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**DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee approve the sale of 1140 Alenmede Crescent in the amount of \$104,900.00 pursuant to an Agreement of Purchase and Sale that has been received.**

**BACKGROUND**

Regional Council, at its meeting of August 12, 1992 (Report 30, Item 30), authorized the acquisition of residential properties identified as being wholly or partially required for the West Transitway Extension Project. Properties along Burgess Avenue, Bellfield Street, Alenmede Crescent and Connaught Avenue were identified as those affected. These properties were recommended to be purchased in advance of need to avoid causing any undue hardships to affected homeowners. Eighteen residential properties along Alenmede Crescent were acquired and were rented in the interim. Eight of these properties, less the transitway requirements, have been sold, thereby recovering a portion of the Region's initial cost.

The subject property is legally described as being the west part of Lot 18, Plan M177, City of Ottawa and is municipally known as 1140 Alenmede Crescent. It consists of a 1,245 square foot, 2 storey semi-detached residence. Pursuant to Regional Council's direction, the property was acquired in September of 1997, in advance of need, to avoid undue hardship to the owners. The purchase price was \$127,543 which included entitlements pursuant to the Ontario Expropriations Act. The prospective purchaser is not the previous owner.

Approximately 7.1 metres of the rear of the property will be retained for the future transitway and the property is being sold minus this requirement. The surplus as well as the requirement is shown on the attached sketch. The prospective purchasers have been made fully aware of the permanent and construction easements that will be retained for the construction of the transitway.

This property, along with several others along Alenmede Crescent were declared surplus by Regional Council at its meeting of October 28, 1998. The property was listed for sale through the Real Estate Board of Ottawa-Carleton and resulted in an offer from Jennifer McClelland in the amount of \$104,900. The offered price is consistent with appraisals and other sales the Region has approved along Alenmede Crescent. Varying sale prices take into account differences in the condition of the properties as well as any amenities that may be available in each residence.

#### 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. The property was subsequently listed with the Real Estate Board of Ottawa-Carleton on its multiple listing service.

#### FINANCIAL STATEMENT

This transaction represents a revenue of \$104,900 to the Corporation.

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

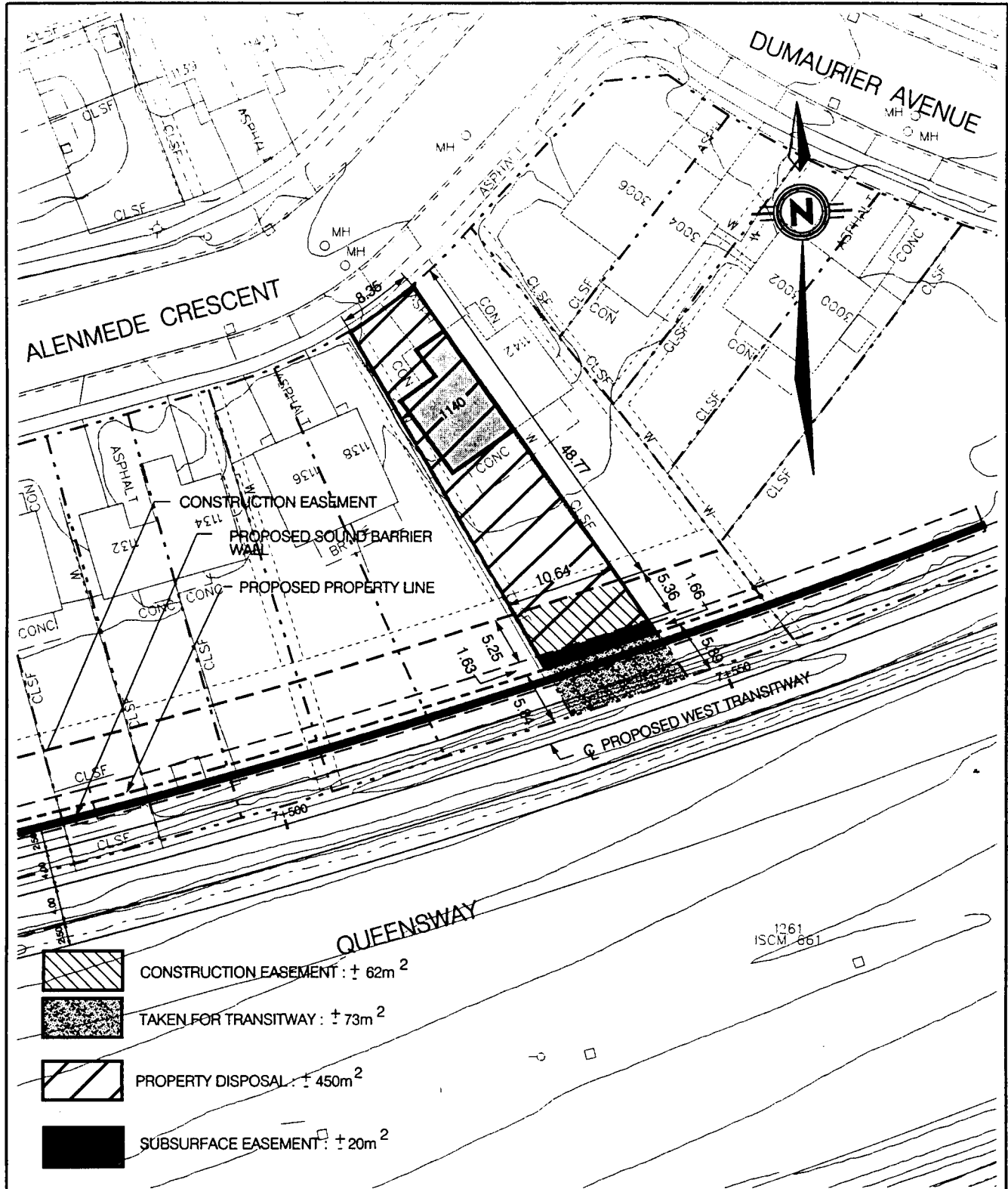
*Approved by Nick Tunnacliffe, MCIP, RPP October 16, 1998*

LJN/

#### FINANCE COMMENT

Proceeds from the sale of this property will be credited to Account No. 942-30626

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



CONSTRUCTION EASEMENT : ± 62m<sup>2</sup>



TAKEN FOR TRANSITWAY : ± 73m<sup>2</sup>



PROPERTY DISPOSAL : ± 450m<sup>2</sup>



SUBSURFACE EASEMENT : ± 20m<sup>2</sup>

# OTTAWA-CARLETON

Environment and Transportation Department

## WEST TRANSITWAY SOUTHWEST TRANSITWAY TO ACRES ROAD 1140 ALENMEDE CRESCENT PROPERTY DISPOSAL

Drawn: L.P.D. Date: Oct./97

Chk'd: M.J.R. Scale: N.T.S.

Municipal Design Section

J. MILLER, P.Eng.  
Director Engineering Division

RT-2285