

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 12 18-96-70038-000
Your File/V/Réf.

DATE 15 September 2000

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **SALE OF SURPLUS - S/E CORNER OF BASELINE AND
WOODROFFE, OTTAWA AND NEPEAN**

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee recommend Council:

1. **Declare approximately 1.36 hectares of land, described as being Part of Lot 35, Concession 2 (R.F.) and part of the Road Allowance between Concessions 1 & 2 (R.F.), former Township of Nepean, now City of Nepean, being Parts 1, 3 & 6, Plan 4R-13767 and Parts 1 & 2, Plan 4R-15986 shown on Annex "A" as surplus to the Region's needs;**
2. **Authorize the Region's Legal Department to proceed with preparing a by-law to stop up and close the portion of Regional Road identified in Recommendation 1 as Parts 1 & 2, Plan 4R-15986;**
3. **Approve, for a consideration of \$700,000, the sale of the property identified in Recommendation 1, to Harry Leikin Holdings Limited, subject to the successful completion of the road closure, retaining all required easements, and subject to Harry Leikin Holdings Limited entering into an agreement that indemnifies the Region from from any and all claims whatsoever and provides access to the public to Shoppers City West, until October 31, 2001, and provides for the maintenance and repair of Old Woodroffe.**

BACKGROUND

In accordance with Regional Council's direction at its meeting of March 22, 2000 (Report 59, Item 2) staff has proceeded with the resolution of claim concerned with extensive litigation involving the lands at Baseline and Woodroffe. With the resolution, it was hoped that the appropriate development for the subject land, as well as the adjoining Shoppers City West can take place.

Part 1 on Plan 4R-1596, forms part of the old alignment of Woodroffe Avenue. This road is used as an access to the Shopper's City West property. Shopper's City West is presently subject to a head lease that expires on October 31st, 2001. Thus, until that date Harry Leiken Holdings Limited is not in control of the property. To ensure that access continues to be provided, the Region will require that Harry Leiken Holdings Limited enter into an agreement that continues access until the expiration of the lease. The agreement will also require that Harry Leiken Holdings Limited maintain the access and indemnify the Region.

The agreed upon price for the settlement was \$700,000. All that is outstanding is declaring the vacant land and Old Woodroffe surplus. The above recommendations would allow staff to proceed with the conveyances.

CONSULTATION

This matter is an outstanding settlement based on Council's approval of previous recommendations and as such public consultation was not undertaken.

NEW CITY IMPACT

The recommendations would allow staff to proceed and finalize an outstanding settlement which is considered to be reasonable and alleviates extensive litigation involving the lands at Baseline and Woodroffe. With this resolution, it is anticipated that the appropriate development for this parcel of land as well as the adjoining Shopper's City West can take place. The parcels are not required for accommodation or any Regional or Municipal use. The sale of the parcels will not affect or impact the facility requirements of the new City.

OTTAWA TRANSITION BOARD

In accordance with Ottawa Transition Board Regulation 100/200 - Financial Guidelines #1, Section 5(1)(d) the disposal of the property requires the approval of the Transition Board.

FINANCIAL STATEMENT

After payments are made pursuant to the resolution of the claim, this transaction represents a net revenue of \$400,000 to the Corporation which will be credited to Account No. 119909-519790.

*Approved by
Nick Tunnacliffe, MCIP, RPP*

LJN/

Attach. (1)

WOODROFFE AVENUE
ROAD CLOSING

ANNEX "A"



CITY OF NEPEAN
CITY OF OTTAWA

ROAD ALLOWANCE BETWEEN OTTAWA FRONT AND RIDEAU FRONT CONCESSIONS

BASELINE ROAD

PROPOSED ROAD CLOSING

ROAD ALLOWANCE BETWEEN CONCESSIONS LAND 2 (RIDEAU FRONT)

PART 1

PLAN 4R-15986

PART 1
PLAN 4R-13767

PART 6
PLAN 4R-13767

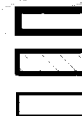
PART 3
PLAN 4R-13767

PART 2
PLAN 4R-15986

PART 7
PLAN 4R-13767

REGIONAL ROAD No. 15

WOODROFFE AVENUE



TOTAL PARCEL TO BE SOLD
AREA = 1.36 Ha.

LAND TO BE DECLARED SURPLUS
AREA = 0.50 Ha.

PART OF ROAD TO BE CLOSED
AREA = 0.86 Ha.

THE REGIONAL MUNICIPALITY OF
OTTAWA - CARLETON
INFORMATION TECHNOLOGY OFFICE

SURVEYS AND MAPPING BRANCH

C.A.D. BY : J. MUISE

MS NO. 3519s2.dgn

SCALE : 1 : 1500

DATE: SEPT. 20, 2000

PROJECT : WOODROFFE AVE. - ROAD CLOSING

PEN TABLE : ACOPLAS.PEN