

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.            12 18-98-70140-000

DATE                        13 December 1998

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

FROM/EXP.                Planning and Development Approvals Commissioner

SUBJECT/OBJET          **SALE OF SURPLUS - 44 MAIN ST., OTTAWA**

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### **DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee approve the sale of part of Lot 3, Plan No. 61, City of Ottawa, municipally known as 44 Main Street, City of Ottawa to 1029972 Ontario Limited for the amount of \$105,000.00 pursuant to an Agreement of Purchase and Sale that has been received.**

### **BACKGROUND**

In October of 1974 Regional Council approved the acquisition of 44 Main Street in order to protect the Downtown/Queensway Corridor. The property was for sale on the open market and pursuant to Council direction was acquired from Ms. Helen Hawley for a consideration of \$32,000. The property was rented until 1989 at which time it was leased to the City of Ottawa and managed by City Living. In October of 1998 the City advised the Region that it wished to terminate the lease effective November 1, 1998. It cited the cost of repairs and high maintenance as its primary reasons for terminating the lease.

The subject property is located on the west side of Main Street just south of Harvey Street and the Pretoria Bridge. The land area is approximately 2,881 square feet on which is situated an older 1,546 square foot 2 storey insul brick residence. The sale is subject to the Region retaining a road widening pursuant to the Regional Official Plan. The property is currently zoned C1-c, General Commercial Zone.

The property was declared surplus to Regional needs by Council at its meeting of October 28, 1998. The availability of the property was circulated to local government bodies, agencies and public utilities. No interest was expressed. The property was then listed for sale directly by Regional staff. This resulted in three (3) offers being received. They are as follows:

1029972 Ontario Limited	\$105,000 - subject to a condition for site plan approval, etc.
Robert Smith	\$ 98,000 - unconditional
Sarah Dahabieh	\$ 97,000 - unconditional

1029972 Ontario Limited is represented by Mr Derek Waltho of Limestone Developments Limited. Staff has reviewed the conditions in Mr. Waltho's offer and consider the offer to be of the greatest benefit to the Region. It is therefore hereby recommended that Committee approve the sale to 1029972 Ontario Limited for the amount of \$105,000.

The property was appraised by an independent fee appraiser and the offers are in accordance with the appraisal report.

### PUBLIC 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 was subsequently offered to the public by posting a Regional For Sale sign for a minimum of ten (10) days. No further public consultation is required.

### FINANCIAL STATEMENT

This transaction represents a revenue of \$105,000.00 to the Corporation.

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

*Approved by Nick Tunnacliffe, MCIP, RPP*  
LJN/

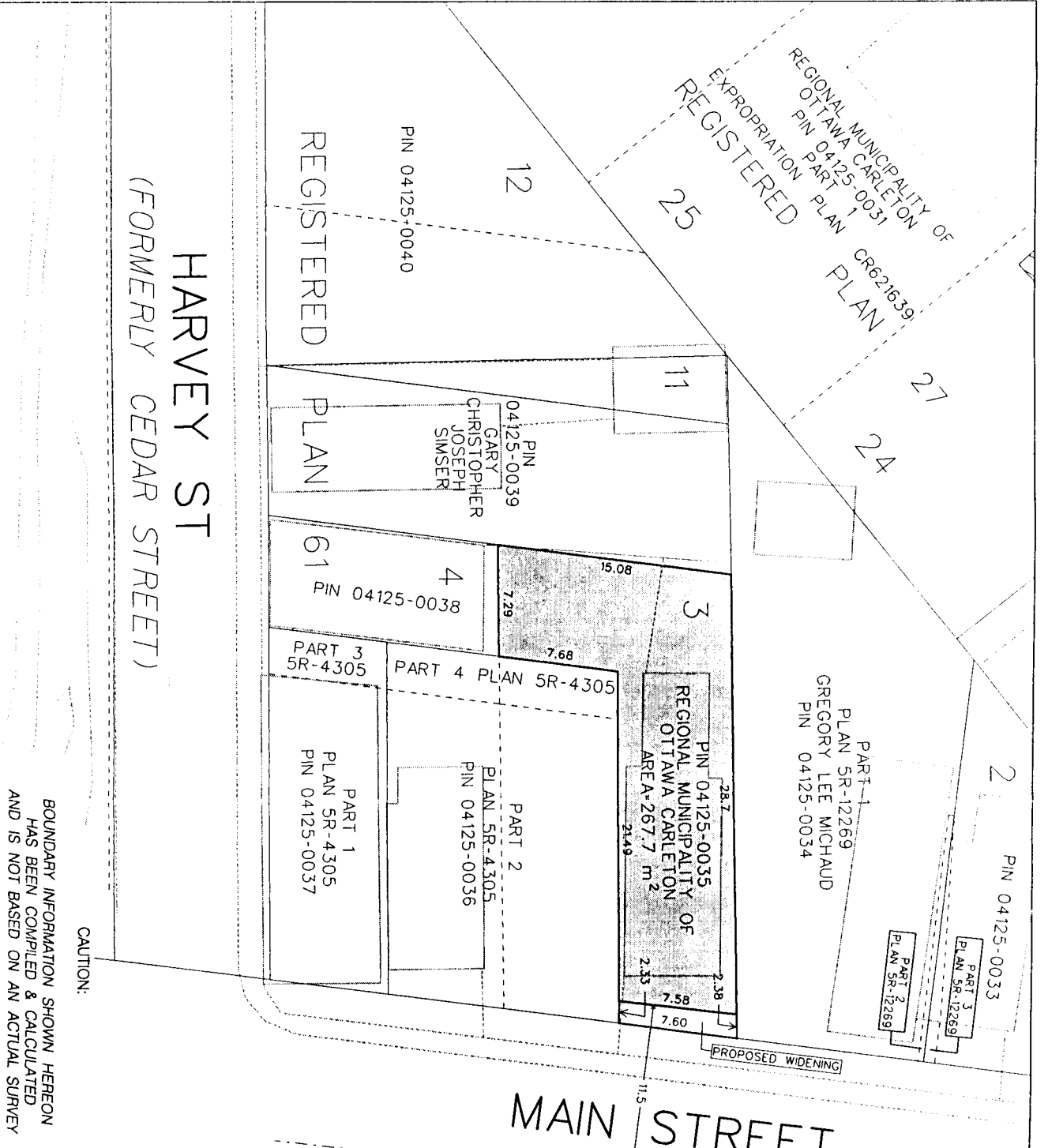
*Date: December 16, 1998*

### FINANCE COMMENT

Proceeds from the sale of this property will be credited to Account No. 041-35141-7005

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

Attach. ( 1 )



HARVEY ST  
(FORMERLY CEDAR STREET)

BOUNDARY INFORMATION SHOWN HEREON  
HAS BEEN COMPILED & CALCULATED  
AND IS NOT BASED ON AN ACTUAL SURVEY

CAUTION:

THE REGIONAL MUNICIPALITY OF <b>OTTAWA - CARLETON</b>	
PLANNING AND DEVELOPMENT APPROVALS DEPARTMENT	
SURVEYS AND MAPPING BRANCH	
FIELD WORK BY :	FILE NO. 1217
CALCD BY :	TOPOS NO. 3761
C.A.D. BY : M.P. GALLAGHER	MS NO. 3761B.DGN
CHECKED BY :	DRAWING NO.
PROJECT :	ECHO DRIVE
PEN TABLE :	ACQPLAS.PEN

PLAN SHOWING SURPLUS LAND  
HARVEY AND MAIN STREET;  
ON PART OF LOT 3  
REGISTERED PLAN NO. 61  
CITY OF OTTAWA  
REGION OF OTTAWA-CARLETON

SCALE - 1 : 250



(ROAD ALLOWANCE BETWEEN  
CONCESSIONS C & D RIDEAU FRONT)

REGISTERED PLAN 48

