

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf.	12 18-98-70110-000
DATE	21 September 1999
TO/DEST.	Co-ordinator Corporate Services and Economic Development Committee
FROM/EXP.	Planning and Development Approvals Commissioner
SUBJECT/OBJET	SALE OF SURPLUS PROPERTY - ECHO DRIVE, OTTAWA

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee recommend Council approve the sale of property municipally known as 145, 159, 163-165 Echo Drive and 23-25 Harvey Street being part of Lots 11 and 12, Plan 61 and part of Lots 24 thru 30, Plan 27, former Township of Nepean, now City of Ottawa, to Claridge Building Corporation In Trust, for the amount of \$1,805,000 pursuant to an agreement of Purchase and Sale that has been received.

BACKGROUND

As part of its Official Plan, Regional Council identified a collector distributor road system adjacent to the Queensway. Properties were acquired to protect them for the future "Downtown Queensway Corridor".

The subject property consists of a group of properties that are located at Echo Drive and Harvey Street in the City of Ottawa. It comprises of approximately 53,230 square feet of land on which is situated a six unit apartment building at 145 Echo Drive; a single family residence and a 2,790 square foot garage, formerly used as an automotive body shop at 163-165 Echo Drive. The current zoning on the properties pursuant to the new City of Ottawa " Zoning By-Law 1998" is 6B H(13.8) - High Rise Apartment Zone. A height restriction of 13.8 metres applies. The residential units are presently occupied. The sale is subject to assuming the existing tenancies.

The Downtown Queensway Corridor project has been deleted from the Regional Official Plan. The subject property was declared as surplus to the Region's needs on October 28, 1998 (Parcels 8, 9 & 10). In the case of 145-159 Echo, the property was expropriated from Thomas C. Assaly Corporation Limited. The Region has attempted to afford the opportunity to the previous owner

to repurchase the property in accordance with Section 42 of the *Ontario Expropriations Act*. That Corporation is defunct and no interest was expressed in repurchasing the property.

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 through the Real Estate Board of Ottawa-Carleton Multiple Listing Service at a price of \$1,599,000.

This resulted in four (4) offers being received. They are as follows:

Claridge Building Corporation	\$1,805,000 - unconditional, closing in 90 days
Charlesfort Developments	\$1,800,000 - subject to minor conditions
Quadrelle Investments Inc.	\$1,700,000 - subject to conditions for site plan approval, etc.
Uniform Developments	\$1,650,000 - subject to conditions for rezoning, site plan approval, etc.

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

The offers have been reviewed and it is hereby recommended that Committee and Council approve the sale to Claridge Building Corporation - In Trust, in the amount of \$1,805,000.

PUBLIC CONSULTATION

In accordance with existing policies, the availability of the property was circulated to all local governments and agencies including the Region, Social Housing Department. No interest was shown. The property was subsequently offered to the public through the Real Estate Board of Ottawa-Carleton Multiple Listing Service. No further public consultation is required.

FINANCIAL STATEMENT

This transaction represents a revenue of \$1,805,000 to the Corporation.

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

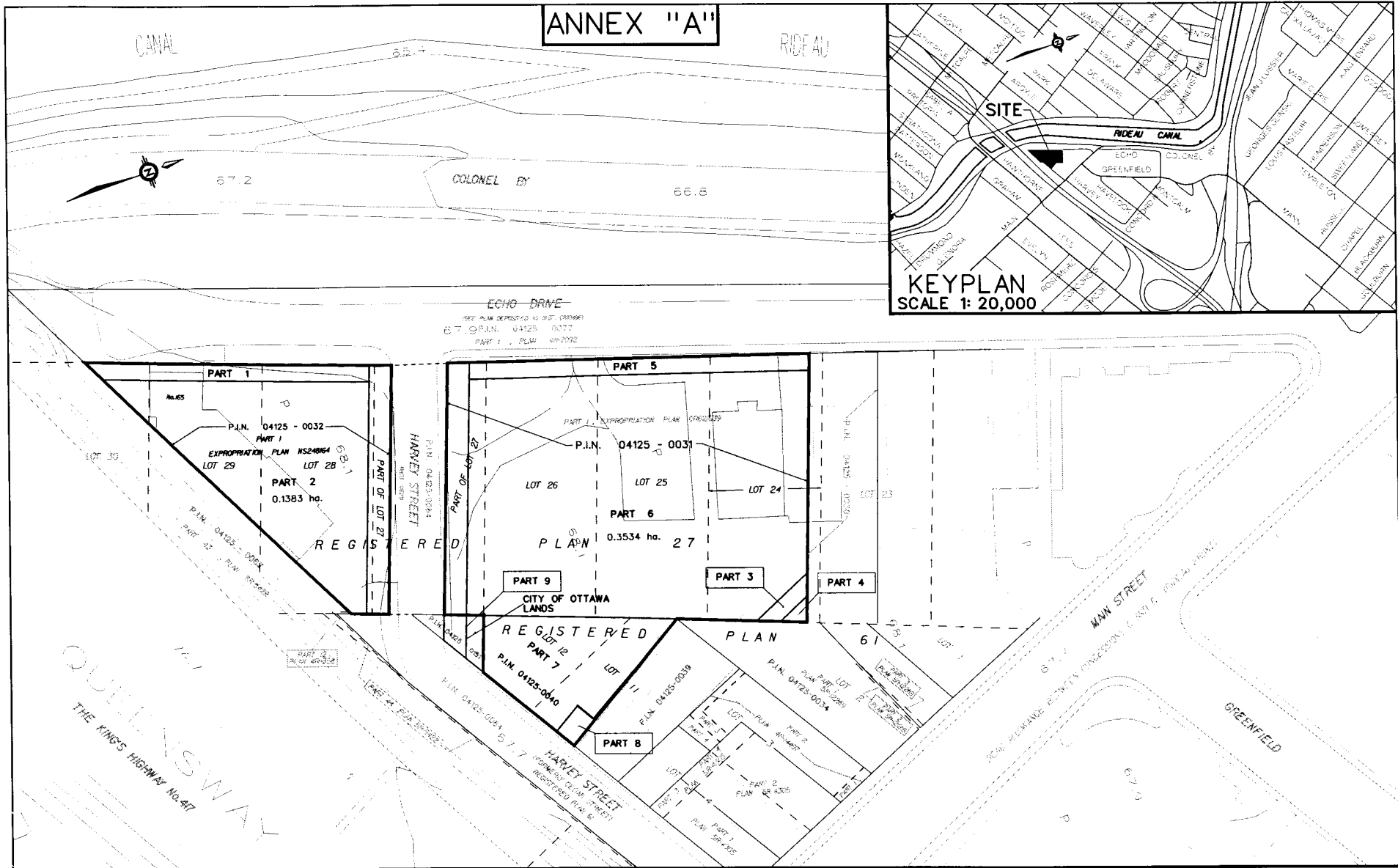
Approved by Barry Edginton A/Commissioner

September 27, 1999

FINANCE DEPARTMENT COMMENT

Proceeds from the sale of this property will be credited to Account No. 119909-519790 (Sale of Surplus Land).

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



ANNEX "A"

KEYPLAN
SCALE 1: 20,000

ECHO DRIVE AND HARVEY STREET SURPLUS LANDS

REGION OF OTTAWA-CARLETON
INFORMATION TECHNOLOGY OFFICE

OWNER R.M.O.C.	AREA (AS SHOWN ABOVE)
SCALE 1:1000	DATE SEPTEMBER 9, 1999
FILE 18-98-70142, 70094, 70108	

SURVEYS AND MAPPING BRANCH 3958KEY.DGN