

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. **12 18-96-70040-000**
Your File/V/Réf.

DATE 3 May 2000

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **SALE OF LAND - 635 HUNT CLUB PL., OTTAWA**

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee approve the sale of vacant land municipally known as 635 Hunt Club Place to Michael and Charlyne McNeil for \$1.00 pursuant to an Agreement of Purchase and Sale that has been received.

BACKGROUND

Regional Council, at its meeting of June 26, 1991, (Report 158, item 11), authorized the acquisition of this property identified as being partially required for the Hunt Club Extension between Bowesville Road and the Airport Parkway. The entire property, which included a 1 ½ storey residence was acquired, as the future road limit passed through the building. The cost to acquire the property was \$186,000 which included entitlements pursuant to the Ontario Expropriations Act. The residence was demolished in August 1995 to make way for the road reconstruction.

The subject property which is the residual after construction is at the north east corner of Hunt Club Place and Hunt Club Road and contains an area of 483.7 square metres. It is legally described as being part of Lot 5, Concession 2, Rideau Front, City of Ottawa, shown as Part 1 on Plan 5R-11640. The parcel is generally flat and level with the abutting roads and the lot to the north. A 2.5 metre high sound barrier extends along the Hunt Club Road Frontage.

The property was declared surplus to Regional requirements by Council at its meeting of June 9, 1999. The availability of the property was circulated to local government bodies, agencies and public utilities including the Region's Social Housing Department. No interest was expressed.

The high cost of servicing and the need for a zoning variance for both lot size and width preclude its being used as an independent building lot. It is therefore considered a non-viable parcel, of use only to the abutting owner.

In August of 1999 the abutting owners came to the Region voicing their concerns with respect to increased noise levels from Hunt Club Road. The owners (McNeils) stated that since the removal of the house from that property they had noticed an increase in noise despite the fact that there is a 2.5 metre noise attenuation barrier along Hunt Club. They have been trying to sell their property and are of the opinion that the noise plus the appearance of the barrier has affected their ability to sell. The McNeils bought the property in 1990 during the peak of the market, and are trying to recover as much of their original cost as possible. Several options were explored and discussed with the McNeils. Increasing the height of the noise attenuation barrier is not likely to provide much relief from the existing condition. By conveying the Region's parcel to the McNeils, they would have the opportunity to construct either a garage or an addition or undertake some remodelling, taking into consideration the noise.

The cost of any remedial work such as raising the existing barrier would far exceed the value of the Region's land and it is unlikely that the raising of the barrier would solve the problem. The sale at nominal cost to the McNeils is considered a cost effective solution. The transfer document would include a covenant acknowledging the proximity of Hunt Club Road, that the purchase price reflects any and all loss in value due to both the construction and use of the roadway. The provision is to run with the land in any subsequent transfers to ensure that any subsequent purchasers of the property are fully aware of the agreement.

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 is considered non-viable, of value to the adjacent owners only. There are two adjacent owners in this case. The owner to the rear of the property has an already large lot and has no interest in acquiring the parcel. No other public consultation was carried out.

NEW CITY IMPACT

The property is not required for accommodation or any active regional or municipal use. The sale of the property will not affect or in any way impact the land or facility requirements of the new City.

OTTAWA TRANSITION BOARD

In accordance with Ottawa Transition Board Regulation 100/2000 - Financial Guideline #1, Section 5 (3)(p) the disposal of the property does not require the approval of the Transition Board.

FINANCIAL STATEMENT

This transaction represents revenue of \$1.00 to the Corporation and will be credited to Account No. 119909-519790

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

Approved by Nick Tunnacliffe, MCIP, RPP

LJN/