

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

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| Our File/N/Réf. | 12 18-96-70025-000 |
| DATE | 31 October 1998 |
| TO/DEST. | Co-ordinator Corporate Services and Economic Development Committee |
| FROM/EXP. | Planning and Development Approvals Commissioner |
| SUBJECT/OBJET | SALE OF SURPLUS LAND, CYRVILLE ROAD, GLOUCESTER |

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the sale of 27,275 square feet of land, being part of Lot 26, Concession 2, Ottawa Front, former Township of Gloucester and shown as Part 1, Plan 5R-12524, save and except Part 1, Plan 5R-13234 to Prop-Com Management Inc. for the sum of \$100,000 pursuant to an Agreement of Purchase and Sale that has been received.

BACKGROUND

In 1986 the Region acquired 1.9 acres of land for the construction of the East Transitway at Cyrville Road and Highway 417. The construction of the Transitway was completed and a legal survey was undertaken to define any surplus land. The subject property is shown as Part 1 on Plan 5R-8971. Part 1 on Plan 5R-13234 is being retained for future road requirements pursuant to the Regional Official Plan. The acquisition was a negotiated settlement based on a consideration of \$6.50 per square foot. This property along with several others was 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 Prop-Com Management Inc. in the amount of \$100,000. For Committee's information, the prospective purchaser is not the former owner of the property.

The site is a triangular shaped parcel of vacant land containing 27,265 square feet at Cyrville Road and the East Transitway. A strip of land along Cyrville Road has been retained by the Region for future road requirements. The property is zoned Cc - Community Commercial.

The property was appraised by an independent fee appraiser and the offer is in accordance with the appraisal report. It is therefore hereby recommended that Committee approve the sale to Prop-Com Management Inc. for the amount of \$100,000.

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 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 \$100,000 to the Corporation.

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

Approved by Nick Tunnacliffe, MCIP, RPP November 3, 1998

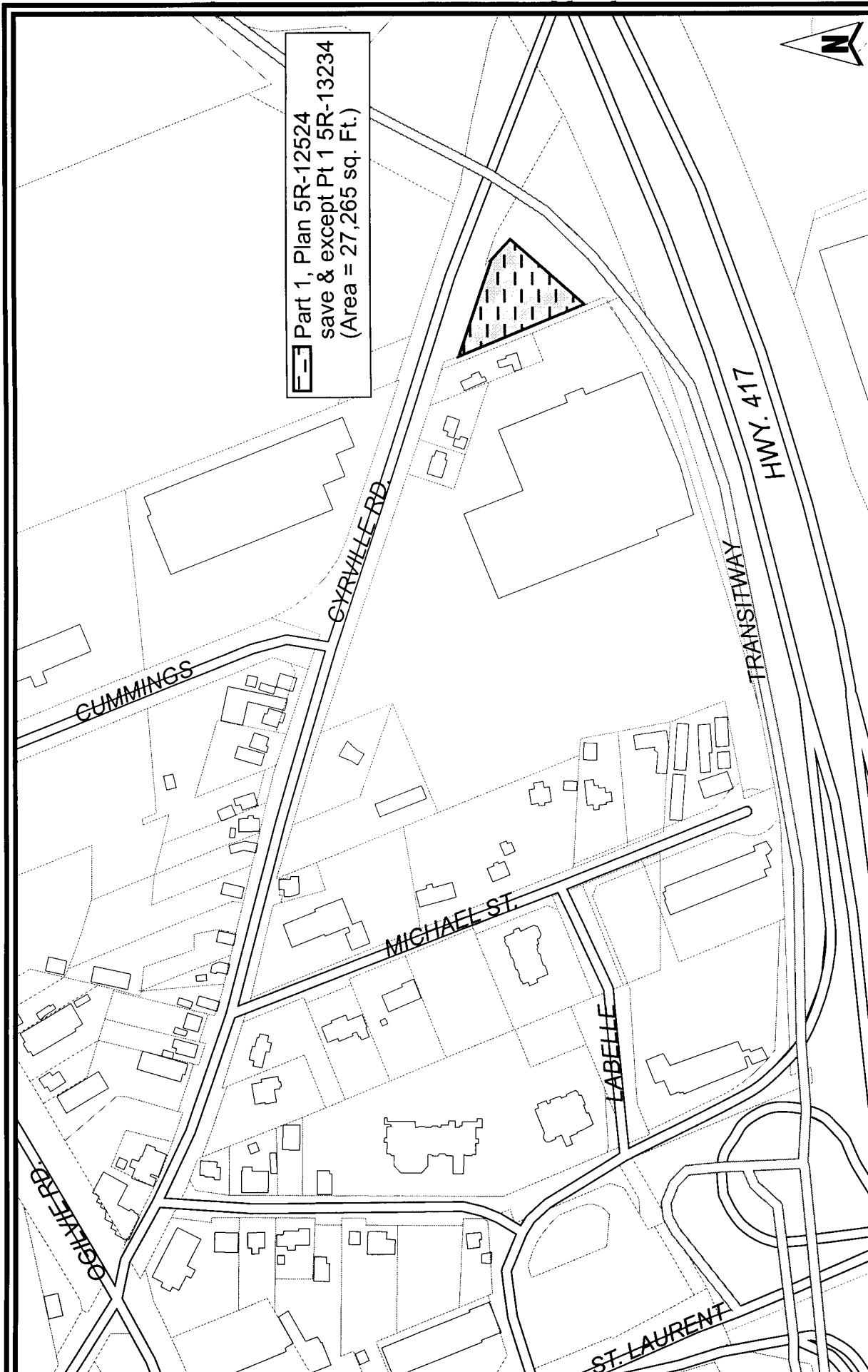
LJN/


FINANCE COMMENT

Proceeds from the sale of this property will be credited to Account No. 011-19909-7005.

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

Attach. (1)




 Part 1, Plan 5R-12524
 save & except Pt 1 5R-13234
 (Area = 27,265 sq. Ft.)



REGION OF OTTAWA-CARLETON
 PLANNING AND
 DEVELOPMENT APPROVALS
 DEPARTMENT

BRANCH

REAL ESTATE SERVICES

SALE OF SURPLUS LAND
 CYRVILLE ROAD & HIGHWAY 417
 PT. LOT 26, CONC. 2 CITY OF GLOUCESTER

FILE

N.T.S.

DATE

OCTOBER 1998

SCALE

PROJECT