

REGION OF OTTAWA-CARLETON

REPORT

RÉGION D'OTTAWA CARLETON

RAPPORT

Our File/N/Réf.	12 18-98-70138-000
DATE	29 September 2000
TO/DEST.	Co-ordinator Corporate Services and Economic Development Committee
FROM/EXP.	Planning and Development Approvals Commissioner
SUBJECT/OBJET	<b>SALE OF SURPLUS LAND 3323 HAWTHORNE ROAD, GLOUCESTER AND OTTAWA</b>

### **DEPARTMENTAL RECOMMENDATIONS**

**That the Corporate Services and Economic Development Committee recommend Council:**

- 1. Declare a vacant parcel of land approximately 3,295 m<sup>2</sup>, being part of the south half of Lot 4, Concession 6, (R.F.), former Township of Gloucester, now partly in the City of Gloucester and partly in the City of Ottawa, shown as Part 1 on Plan 4R-14378, as surplus to the Region's needs ;**
- 2. Approve the sale of the lands described in Recommendation 1, subject to an easement for a Regional water main over Part 1 on Plan 4R-15221, and any other easements that may be required, to Ottawa Fibre Inc. for the sum of \$80,000 pursuant to an Agreement of Purchase and Sale that has been received.**

### **BACKGROUND**

In 1998 the Region bought the property municipally know as 3323 Hawthorne Road from Lily and Frank Kropp for the reconstruction of Hawthorne Road. The purchase price was \$226,550. The settlement was for land and buildings and included compensation for entitlements pursuant to the Expropriations Act. The buildings were demolished, road works were completed and a legal survey was undertaken to define any surplus land. The surplus is shown as Part 1 on Plan 4R-14378.

The surplus property is a rectangular site consisting of 3,295 m<sup>2</sup> of vacant land fronting onto Hawthorne Road between Stevenage Road and Hunt Club Road in the Cities of Gloucester and Ottawa. The

property is zoned M4(1.0) & I-Hf(1.0) – Industrial. The parcel does not meet the minimum requirements for the zone, and cannot be developed on its' own. It is therefore considered a non-viable parcel, of use only to the abutting owner. The sale will be subject to an easement for a Regional water main that exists along a northerly portion of the property along with any other easements that may be required.

The adjacent owners, Ottawa Fibre Inc., contacted the Region and a purchase price of \$80,000 was negotiated. An appraisal of the property was completed and the offer is in accordance with the appraisal report. It is therefore recommended that Committee approve the sale to Ottawa Fibre Inc. for the amount of \$80,000.

#### PUBLIC CONSULTATION

In accordance with existing polices, the availability of the property was circulated within the corporation, including our Social Housing Department and to all local governments and external agencies. No interest was shown. This property is a non-viable property and of value only to the adjacent landowner and as such public consultation was not undertaken.

#### 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 100/200 - Financial Guidelines #1, Section 5(3)(p) the disposal of this property does not require the approval of the Transition Board.

#### FINANCIAL STATEMENT

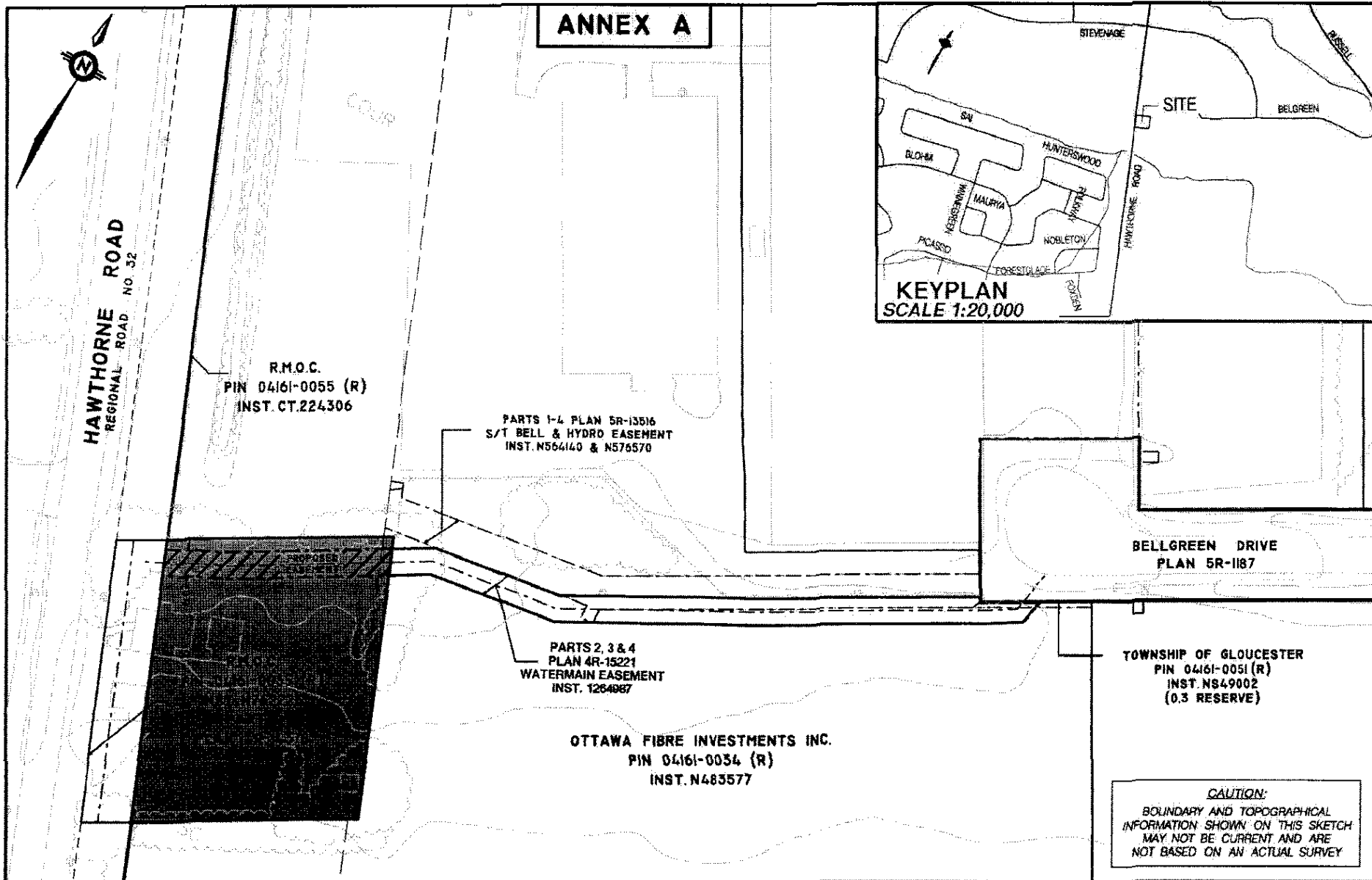
This transaction represents revenue of \$80,000 to the Corporation and will be credited to Account No. 900048-407005.

The sale is in keeping with Regional Policy with respect to the conveyance of non-viable lands to an abutting owner. The offer is considered to be fair and reasonable and is recommended for acceptance.

*Approved by*

*Nick Tunnacliffe, MCIP, RPP*

LJN/ Attach. (1)



**HAWTHORNE ROAD SURPLUS LAND**

**REGION OF OTTAWA-CARLETON  
INFORMATION TECHNOLOGY OFFICE**

OWNER	R.M.O.C.	AREA	0.3295 Ha.	BRANCH	SURVEYS AND MAPPING	4280.DGN
SCALE	1:1250	DATE	2000-10-03	FILE		