

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf.	12 18-99-70151-000
DATE	4 January 2000
TO/DEST.	Co-ordinator Corporate Services and Economic Development Committee
FROM/EXP.	Planning and Development Approvals Commissioner
SUBJECT/OBJET	SALE OF SURPLUS - 1118 ALENMEDE CR, OTTAWA

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the sale of 1118 Alenmede Crescent to Erin Laverdure for the amount of \$103,000 pursuant to an Agreement of Purchase and Sale that has been received.

BACKGROUND

Regional Council, at its meeting of August 12, 1992 (Report 30, Item 30), authorized the acquisition of residential properties identified as being wholly or partially required for the West Transitway Extension Project. Properties along Burgess Avenue, Bellfield Street, Alenmede Crescent and Connaught Avenue were identified as those affected. These properties were recommended to be purchased in advance of need to avoid causing any undue hardships to affected homeowners. Nineteen residential properties along Alenmede Crescent were acquired and were rented in the interim. Seventeen of these properties, less the transitway requirements, have been sold, thereby recovering a portion of the Region's initial cost.

The subject property is legally described as being the east part of Lot 23, Plan M177, City of Ottawa and is municipally known as 1118 Alenmede Crescent. It consists of a 1,245 square foot, 2 storey semi-detached residence. Pursuant to Regional Council's direction, the property was acquired in October of 1999, in advance of need, to avoid undue hardship to the owners. The purchase price was \$116,450 which included entitlements pursuant to the Ontario Expropriations Act. The prospective purchaser is not the previous owner. In keeping with corporate policy the property has been listed for sale and made available to the general public.

Approximately 7 metres of the rear of the property will be retained for the future transitway and the property is being sold minus this requirement. The surplus as well as the requirement is shown on the attached sketch. The prospective purchasers have been made fully aware of the permanent and construction easements that will be retained for the construction of the transitway.

Regional Council at its meeting of November 24, 1999, declared the subject surplus to Regional requirements. The property was listed for sale through the Real Estate Board of Ottawa-Carleton and resulted in an offer from Erin Laverdure in the amount of \$103,000. The offered price is consistent with appraisals and other recent sales the Region has approved along Alenmede Crescent. Varying sale prices take into account differences in the condition of the properties as well as any amenities that may be available in each residence.

PUBLIC CONSULTATION

In accordance with existing policies, the availability of the property was circulated within the corporation, including our Social Housing Department, and to external agencies to determine whether there was any interest in its use. No interest was shown. The property was subsequently listed with the Real Estate Board of Ottawa-Carleton on its multiple listing service.

FINANCIAL STATEMENT

This transaction represents revenue of \$103,000 to the Corporation.

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

*Approved by Nick Tunnacliffe, MCIP, RPP
Commissioner,
Planning and Development Approvals Department*

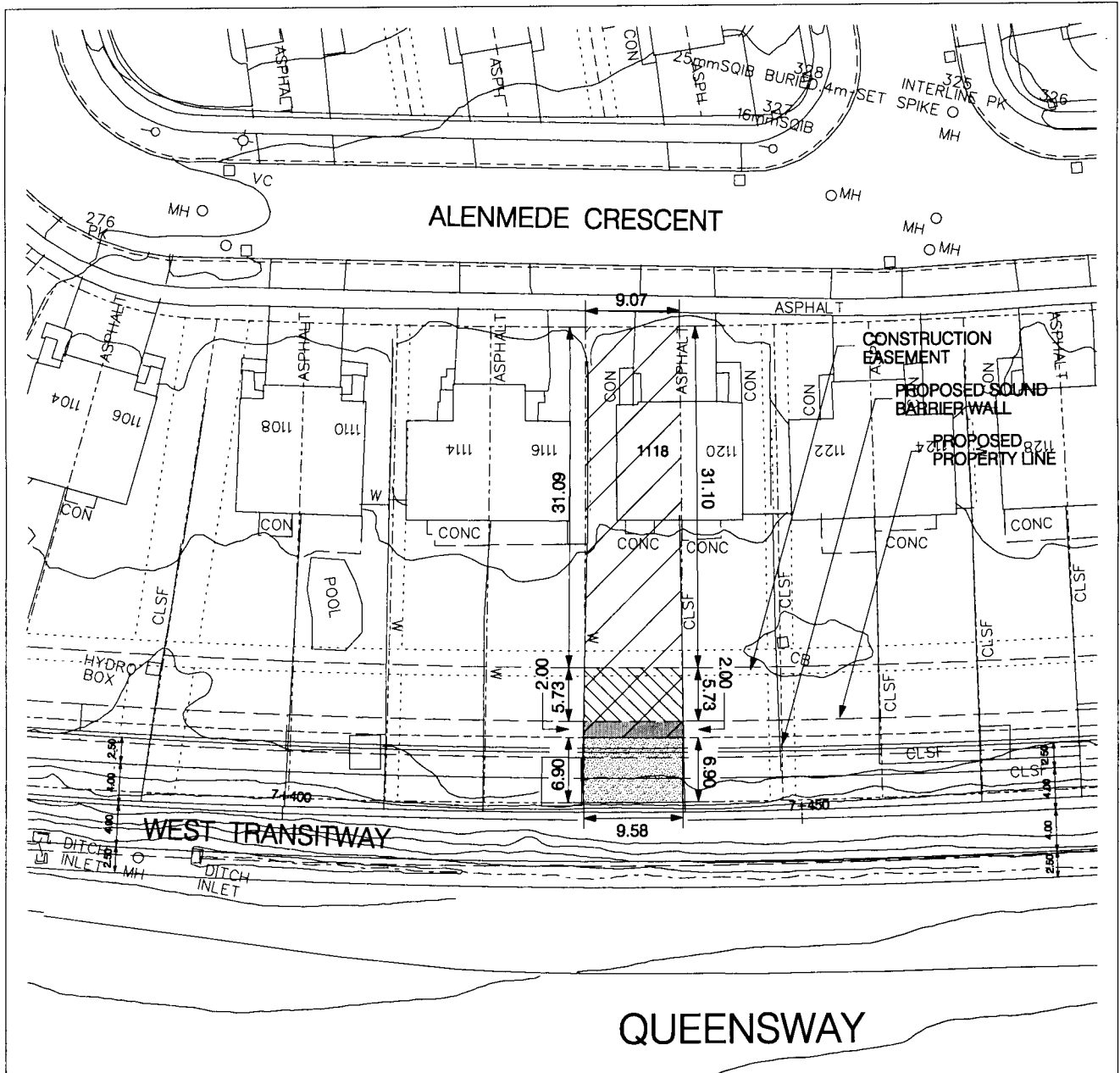
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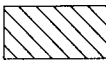

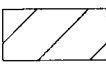

LJN/

FINANCE COMMENT

Proceeds from the sale of this property will be credited to Account No. 900271

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



-  CONSTRUCTION EASEMENT : $\pm 54.0\text{m}^2$
-  TAKEN FOR TRANSITWAY : $\pm 65.8\text{m}^2$
-  PROPERTY DISPOSAL : $\pm 359.5\text{m}^2$
-  SUBSURFACE EASEMENT : $\pm 19.0\text{m}^2$

OTTAWA-CARLETON
 Environment and Transportation Department

WEST TRANSITWAY - PHASE I
PINECREST TO ACRES ROAD
1118 ALENMEDE CRESCENT PROPERTY DISPOSAL

Drawn: L.P.D.. Date: Apr. '99
 Chk'd: M.J.R. Scale: N.T.S.

J. MILLER, P.Eng.
 Director Engineering Division

RT-2393