

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

REPORT  
RAPPORT

Our File/N/Réf.            11-95-0041 & 11-95-0039  
Your File/V/Réf.

DATE                        7 October 1996

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

FROM/EXP.                Planning and Development Approvals Commissioner

SUBJECT/OBJET         **DEMOLITION AND/OR REMOVAL OF BUILDINGS  
3413 AND 3419 ST. JOSEPH BOULEVARD  
TOWNSHIP OF CUMBERLAND**

### DEPARTMENTAL RECOMMENDATION

**That the Corporate Services and Economic Development Committee authorize the demolition and/or removal of buildings and structures located at 3413 and 3419 St. Joseph Boulevard, Township of Cumberland.**

### BACKGROUND

During 1992, the Regional Municipality of Ottawa-Carleton acquired several properties required for the reconstruction of Regional Road 47 (10th Line Road) and Regional Road 34 (St. Joseph Boulevard) in the Township of Cumberland. Two of the properties that were acquired were 3413 and 3419 St. Joseph Boulevard. They were acquired to accommodate road widening that took place as part of the project. During the interim 3413 was used as a Regional construction site office while 3419 was rented to the public. Construction has been completed and the site office has been vacated. Also, as a result of a major grade change vehicular access to 3419 is no longer considered safe. The tenants declined to renew their lease and the property is now vacant.

The structures at 3413 St. Joseph Boulevard consists of a single family bungalow and 288 square foot frame shed. The property is zoned Highway Service Commercial and contiguous with other commercial development lands.

The structures at 3419 St. Joseph Boulevard consists of a single family bungalow with attached garage, a 192 square foot frame shed and an inground swimming pool. This property is also zoned Highway Service Commercial and contiguous with other commercial development lands.

Based on the current commercial zoning, the inadequate access and the poor condition of the structures, the highest and best use of the parcels is considered to be commercial development. Both properties require extensive renovations to bring them up to rentable standards and the cost of the renovations is considered prohibitive. There have been some inquiries as to the possibility of moving the buildings to another location. This would be done by private individuals at their liability and expense.

### CONSULTATION

Public consultation was carried out prior to the construction of the Project. The concerns of the public were dealt with during the acquisition of the affected properties.

In accordance with existing policies, the Township of Cumberland was given the opportunity to lease the property for a nominal rent, provided it undertook the necessary repairs and kept the dwelling on the rental market until the property was sold. The Township advised that they had no interest in this respect.

### EXPENDITURE JUSTIFICATION

The cost to repair and renovate the residences and bring them back to rentable standards is prohibitive. The structures are currently a liability to the Region. Demolition will facilitate marketing the lands based on their highest and best use, that is assembled with adjacent lands and sold as commercially zoned property.

### FINANCIAL STATEMENT

The estimated cost to demolish the structures at both locations is \$12,000. Funds are available in Account Number 012-12143-2435.

This request is in accordance with corporate demolition policies and as such, approval is hereby recommended as outlined above.

*Approved by B. Edgington on behalf  
of Nick Tunnacliffe, MCIP, RPP*

### FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

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

