

REGION OF OTTAWA-CARLETON
 RÉGION D'OTTAWA CARLETON

REPORT
 RAPPORT

Our File/N/Réf. **12 18-96-70019-000**

DATE 14 September 1998

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **SALE OF SURPLUS LAND, SUNDERLAND STREET, NEPEAN**

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the sale of 1.102 hectares of land, being part of Lot 28, Concession A, Rideau Front, former Township of Nepean and shown as Part 21 on Plan 4R-8971, to Bridgewater Properties Limited for the sum of \$415,000 pursuant to an Agreement of Purchase and Sale that has been received.

BACKGROUND

In 1977 the Region acquired certain parcels of land for the construction of the Hunt Club Extension east of Merivale Road. The road works were completed and a legal survey was undertaken to define any surplus parcels. The subject property is shown as Part 21 on Plan 4R-8971. The former owner of the property was afforded the opportunity to acquire the lands pursuant to the Ontario Expropriations Act. They expressed no interest in acquiring the land. Regional Council, at its meeting of July 13, 1994, (Report 116, Item 12) declared the property surplus to its needs and waived any entitlement that the former owners may have had. For Committee's information, Bridgewater Properties Limited is not the former owner of the property.

The site is a long narrow vacant parcel of land containing 1.102 hectares at the north-east corner of Sunderland Street and Hunt Club Road. A one-foot reserve located along Hunt Club Road has been retained by the Region. The property is zoned MM - Industrial Manufacturing.

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 Bridgewater Properties Limited for the amount of \$415,000.

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 \$415,000 to the Corporation.

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

Approved by Nick Tunnacliffe, MCIP, RPP September 29, 1998

LJN/

FINANCE COMMENT

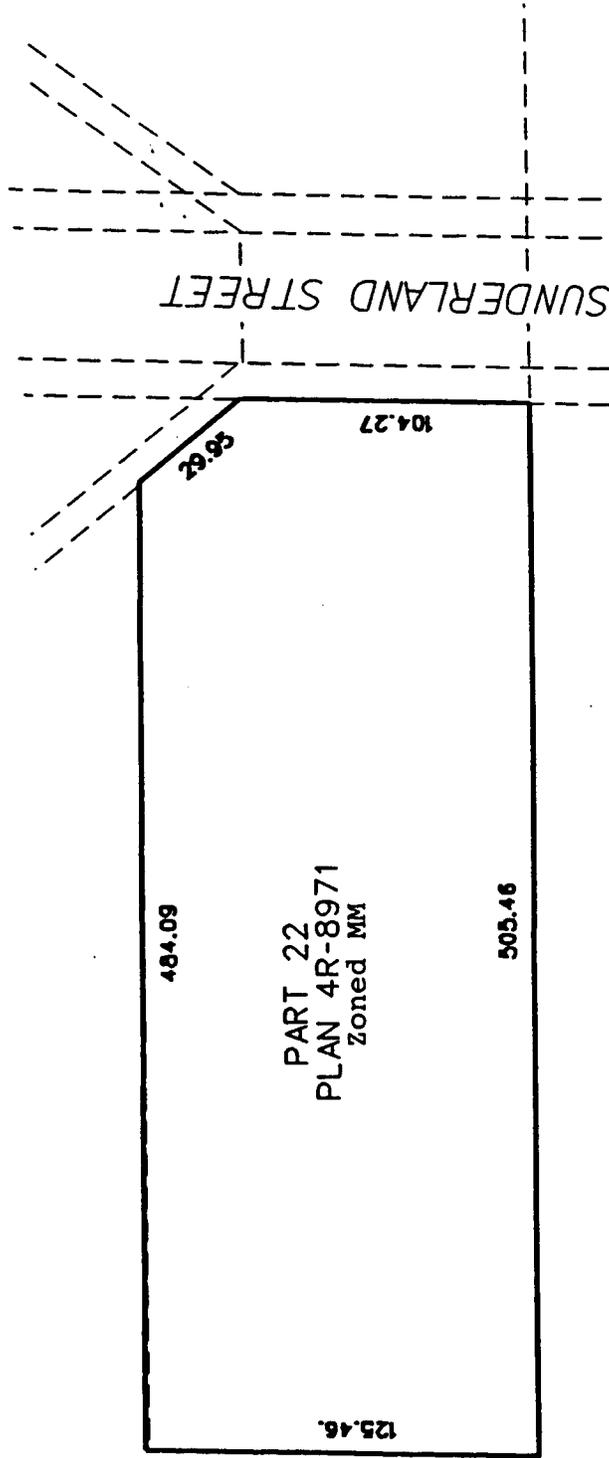
Proceeds from the sale of this property will be credited to Account No. 911-30610.

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

Attach. (1)



HUNT CLUB ROAD



LEGEND

PART 22, PLAN 4R-8971 APPROXIMATELY 63,152sq.ft.

SALE OF SURPLUS LAND
S/WEST CORN. OF HUNT CLUB & SUNDERLAND

OTTAWA - CARLETON
TRANSPORTATION DEPARTMENT

CHECKED BY

DRAWN BY
J.K.H.

APPROVED BY

DATE
OCT. 1993

BRANCH
PROPERTY SERVICES

SM-3722