

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

REPORT
RAPPORT

Our File/N/Réf. (12) 18-97-70073-000
Your File/V/Réf.

DATE 19 September 1997

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **SALE OF SURPLUS LAND
HUNT CLUB ROAD AND BANK STREET
CITY OF OTTAWA**

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee recommend Council, subject to the legal closing of a portion of Hunt Club Road:

1. **Declare as surplus to Regional needs, that part of Hunt Club Road located east of Hunt Club Road and south of Bank Street, in the City of Ottawa legally described as Parts 1 to 10 inclusive, on Reference Plan 5R-14483 and Block E, on Plan 4M-235, containing a total area of approximately 1793.3 m², as indicated on Annex A, attached;**
2. **Accept an offer from Truscan Property Corporation (Truscan) in the amount of \$150,000 for the lands described in Recommendation 1, in accordance with the terms outlined in this report.**

BACKGROUND

The reconstruction of Hunt Club Road from Mountain Crescent to Cahill Drive was completed in 1991. As part of the reconstruction, Hunt Club Road was realigned resulting in the closing of part of Hunt Club Road, being Parts 2 - 8, and 10 on Plan 5R-14483. By-law 36 of 1992 was passed by Council closing those portions of Hunt Club Road. Three additional portions of land, which have become surplus to the Region's requirements, being Parts 1 & 9 on Plan 5R-14483 and Block E on Plan 4M-285 as shown on Annex "A" are also scheduled to be closed.

Since 1991, all of the lands outlined on Annex "A" have been leased to the abutting land owner, Truscan. The lands are used for parking and access for the Towngate Shopping Centre.

The lands to be sold are subject to easement interests. Due to its configuration and access, the lands cannot be developed as a separate entity. However, the lands provide contributory value to the abutting property since the parcels can be used in conjunction with the adjoining owners shopping centre.

As part of the proposed road closing process and pursuant to the Municipal Act, staff have been negotiating with the only adjacent property owner. The compensation of \$150,000 is a negotiated amount which is considered to be fair and reasonable. The agreement of purchase and sale is subject to additional easement(s) being registered against the lands.

PUBLIC CONSULTATION

In accordance with existing policies, and as part of the normal road closing process, the public has been consulted.

FINANCIAL IMPLICATION

This transaction represents \$150,000 in revenue to the Corporation.

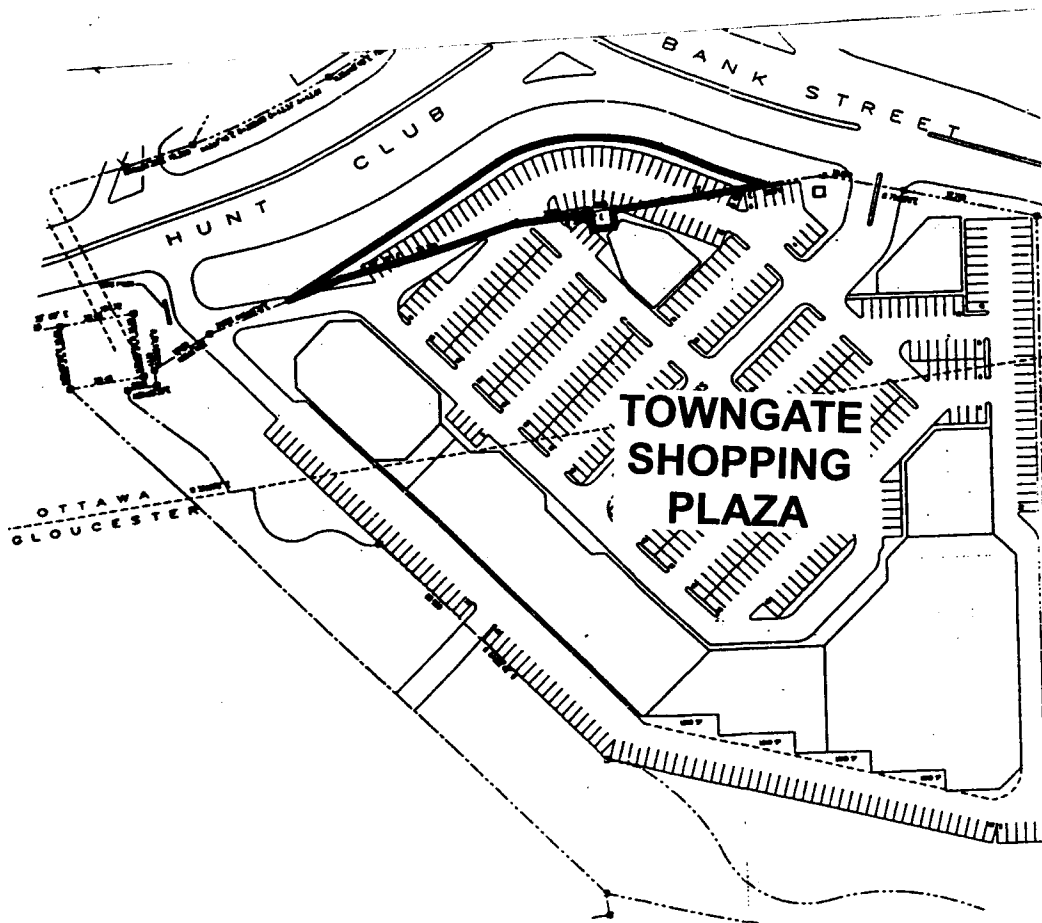
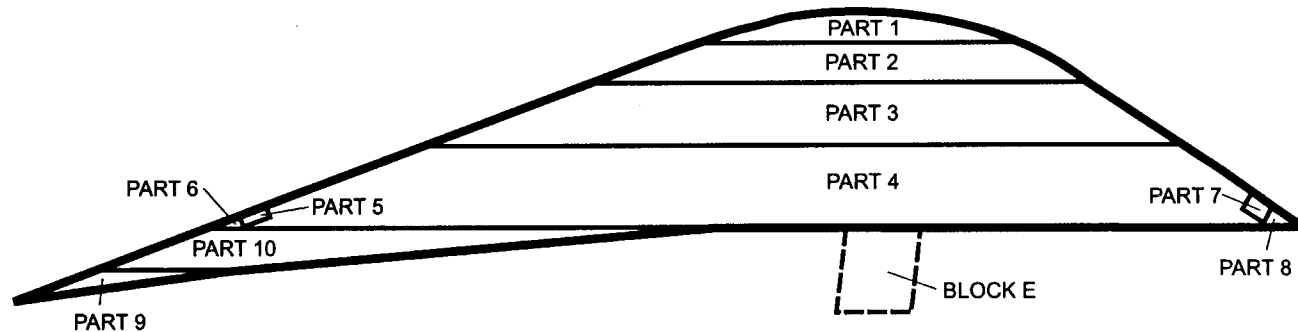
*Approved by
Nick Tunnalcliffe, MCIP, RPP*

FINANCE DEPARTMENT COMMENT

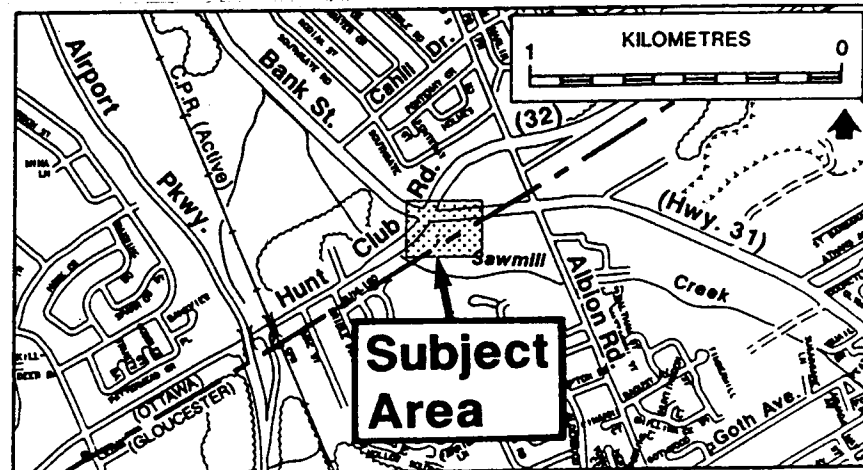
Proceeds from the sale of this property will be credited to account number 011-19909.

*Approved by C. Colaiacovo
on behalf of the Finance Commissioner*

ANNEX "A"



LEGAL DESCRIPTION OF PARTS TO BE SOLD:
 Parts 1 to 10 inclusive on 5R-14483
 Block E, Plan M-235



PROPOSED SALE OF SURPLUS LAND
 HUNT CLUB ROAD & BANK STREET
 CITY OF OTTAWA

OTTAWA-CARLETON

PLANNING AND DEVELOPMENT APPROVALS DEPARTMENT

SCALE N.T.S. FILE 18-97-70073-000

PROJECT 911-19901 DATE OCT., 1997

BRANCH REAL ESTATE SERVICES