REGION OF OTTAWA-CARLETON RÉGION D'OTTAWA-CARLETON

REPORT RAPPORT

Our File/N/Réf. **12** 18-96-70017-000

Your File/V/Réf.

DATE 18 January 2000

TO/DEST. Co-ordinator

Corporate Services and Economic Development Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET SALE OF SURPLUS LAND

214 HINCHEY AVENUE, OTTAWA

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the sale of a vacant parcel of land approximately 369 square metres in area, described as being part of Lot D, Registered Plan 169, City of Ottawa, shown as Part 2 on Plan 5R-12196, to the Carleton Condominium Corporation No. 534 for the amount of \$20,000 pursuant to an Agreement of Purchase and Sale that has been received.

BACKGROUND

The property municipally known as 214 Hinchey Avenue was acquired in its' entirety to facilitate the construction of the West Transitway. The original site, was improved with a 2 storey structure housing a pizza parlour on the ground floor and a three bedroom apartment on the second floor. The property was expropriated from Aziz and Najat Khalil in September of 1983 for \$249,457. This compensation included amounts for business loss and various other entitlements pursuant to the Ontario Expropriations Act. The building was demolished and the construction of the transitway was completed. A legal survey of our requirements was completed and approximately 369 square metres remained. Council declared the property surplus to Regional needs in March of 1989. At the time Council waived the former owner's rights as it was considered a non-viable property and was to be sold to the adjacent owner. That transaction did not close and the adjacent property was developed as the Carleton Condominium Corporation No. 534. The Corporation has expressed an interest in acquiring the subject land to be used as an open space for its residents. The current zoning on the property is R5C H (13.8) - Low Rise Apartment Zone. The property is being sold on an as-is basis and subject to easement requirements. any

The consideration for the subject land is in accordance with an appraisal report prepared by an independent fee appraiser.

PUBLIC CONSULTATION

This property is a non-viable property and of value only to the adjacent landowner and as such public consultation was not undertaken.

FINANCIAL STATEMENT

This transaction represents revenue of \$20,000 to the Corporation and will be credited to Account No. 119909.

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

Approved by B. Edgington A/Commissioner

January 19, 2000

LJN/

Attach. (1)

