

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf.	12 18-99-70134-000
DATE	25 April 2000
TO/DEST.	Co-ordinator, Corporate Services and Economic Development Committee
FROM/EXP.	Commissioner, Planning and Development Approvals Department
SUBJECT/OBJET	SALE OF LAND - 1128 ALENMEDE CR, OTTAWA

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the sale of 1128 Alenmede Crescent to Richard Emery for the amount of \$106,000 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. Eighteen of these properties, less the transitway requirements, have been sold, thereby recovering a portion of the Region's initial cost. The subject property is the last to be sold at Alenmede Crescent.

The property is legally described as being the west part of Lot 21, Plan M177, City of Ottawa and is municipally known as 1128 Alenmede Crescent. It consists of a 1,300 square foot, 2 storey semi-detached residence. Pursuant to Regional Council's direction, the property was acquired in February of 1993, for the amount of \$136,000. 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 Richard Emery in the amount of \$106,000. 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.

NEW CITY IMPACT

The property is not required for accommodation or any active regional or municipal use. The sale of the property will not affect or in any way impact the land or facility requirements of the new City. It will return a viable housing unit back to private ownership and fulfils a previously approved mandate.

FINANCIAL STATEMENT

This transaction represents revenue of \$106,000 to the Corporation which will be credited to Account No. 900271.

OTTAWA TRANSITION BOARD

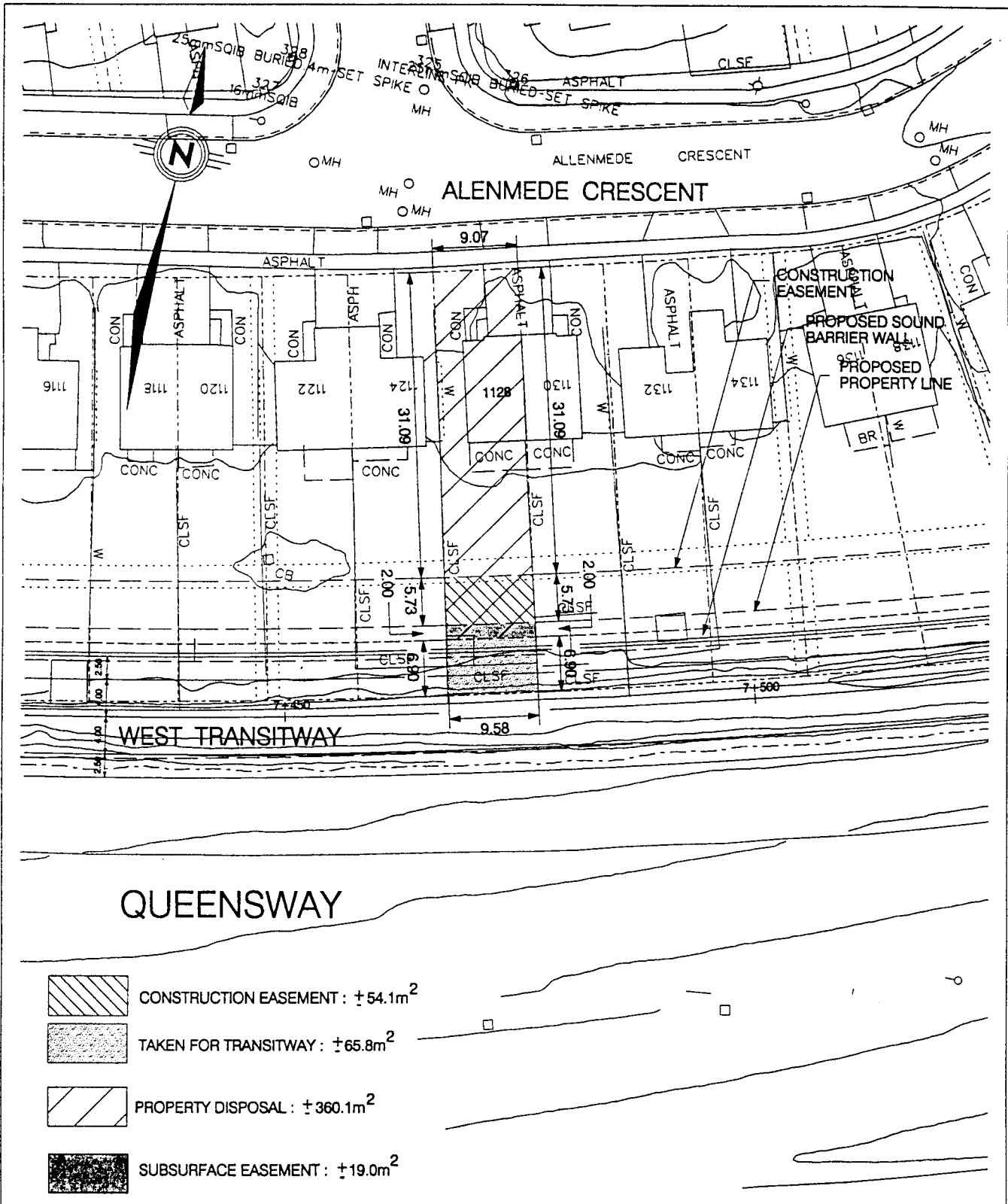
In accordance with Ottawa Transition Board Regulation 100/2000 - Financial Guideline #1, Section 5 (2)(e) the disposal of the property requires the approval of the Transition Board.

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

Approved by Nick Tunnacliffe, MCIP, RPP

Date: May 4, 2000

LJN/



OTTAWA-CARLETON <i>Environment and Transportation Department</i>		WEST TRANSITWAY - PHASE I PINECREST TO ACRES ROAD 1128 ALENMEDE CRESCENT PROPERTY DISPOSAL	
Drawn: L.P.D..	Date: Apr. '99	<i>J. MILLER, P.Eng.</i> Director Engineering Division	RT-2395
Chk'd: M.J.R.	Scale: N.T.S.		