

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. Your File/V/Réf.	12 18-98-70139-000
DATE	21 September 1999
TO/DEST.	Co-ordinator Corporate Services and Economic Development Committee
FROM/EXP.	Planning and Development Approvals Commissioner
SUBJECT/OBJET	SALE OF SURPLUS LAND, NORWOOD AVENUE, OTTAWA

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee recommend Council:

- 1. Declare 7111.8 m² of land located in Part of the Front Half of Lot 16, Junction Gore, formerly in the Township of Gloucester, now in the City of Ottawa, described as Parts 1 through 17 on a draft reference plan, and Parts 2 and 3, Plan 5R-12160, save and except Parts 29 and 34, Plan 4R-13382, as surplus to Regional needs;**
- 2. Approve the conveyance of the lands described in Recommendation 1 to each abutting property owner for the sum of \$1.00.**

BACKGROUND

Regional Council, in its approval of the 1990 Capital Budget, authorized the acquisition of property required for the Southeast Transitway - Phases I & II, between Hurdman Station and Billings Bridge.

The subject property is a 7111.8 m², elongated parcel of vacant land situated between the easterly limit of an operating rail line and the rear yards of several residential holdings fronting on both Norwood Avenue and Balmoral Crescent. This property was initially part of a larger parcel acquired in December 1990 from the National Capital Commission to facilitate the realignment of an existing CN/CP railway line, in conjunction with construction of the Southeast Transitway.

Following completion of construction, it has been determined that the subject property is now surplus to Transitway requirements.

DISCUSSION

As illustrated on Annex 'A', the subject property is located adjacent to the rear yards of several residential holdings fronting on both Norwood Avenue and Balmoral Crescent. Public access to the property is restricted to a single location on Rodney Crescent. As a result of such factors as configuration and accessibility, the subject property cannot be considered a viable developable entity. Rather, highest and best use of the parcel is judged to be in contribution to the adjoining properties.

To estimate the contributory value of the subject property it is necessary to demonstrate any increase in market value the adjoining property might experience by reason of having the subject included within its boundaries. This increase, if any, would then be considered to be the value of the subject. In this case, on an individual basis, the additional land area to be transferred will not be sufficient to create the possibility of severing the combined parcels into two developable lots. Rather, it will simply result in creating an increased rear yard area. Since each of the abutting properties are located within an established neighbourhood, this increased rear yard area would not result in a significant increase in overall market value. Accordingly, the subject's contributory value is judged to be negligible. The conveyance of the subject parcels to the adjoining owners would alleviate the Region from future maintenance costs and liability. This approach is consistent with the manner in which lands were conveyed to abutting owners to the south of these parcels.

PUBLIC CONSULTATION

In accordance with existing policies, the availability of the property was circulated within the corporation and to external agencies to determine whether there was any interest in its use. No interest was shown.

FINANCIAL STATEMENT

The settlement represents a revenue of a nominal sum of \$1.00 to the Corporation.

CONCLUSION

Negotiations have resulted in agreements being reached with the adjoining property owners to have the subject property transferred at a nominal cost of \$1.00. This settlement is in accordance with corporate disposal policies. As such, approval is hereby recommended.

*Approved by Robert W. T. Ennor A/Commissioner
Planning and Development Approvals*

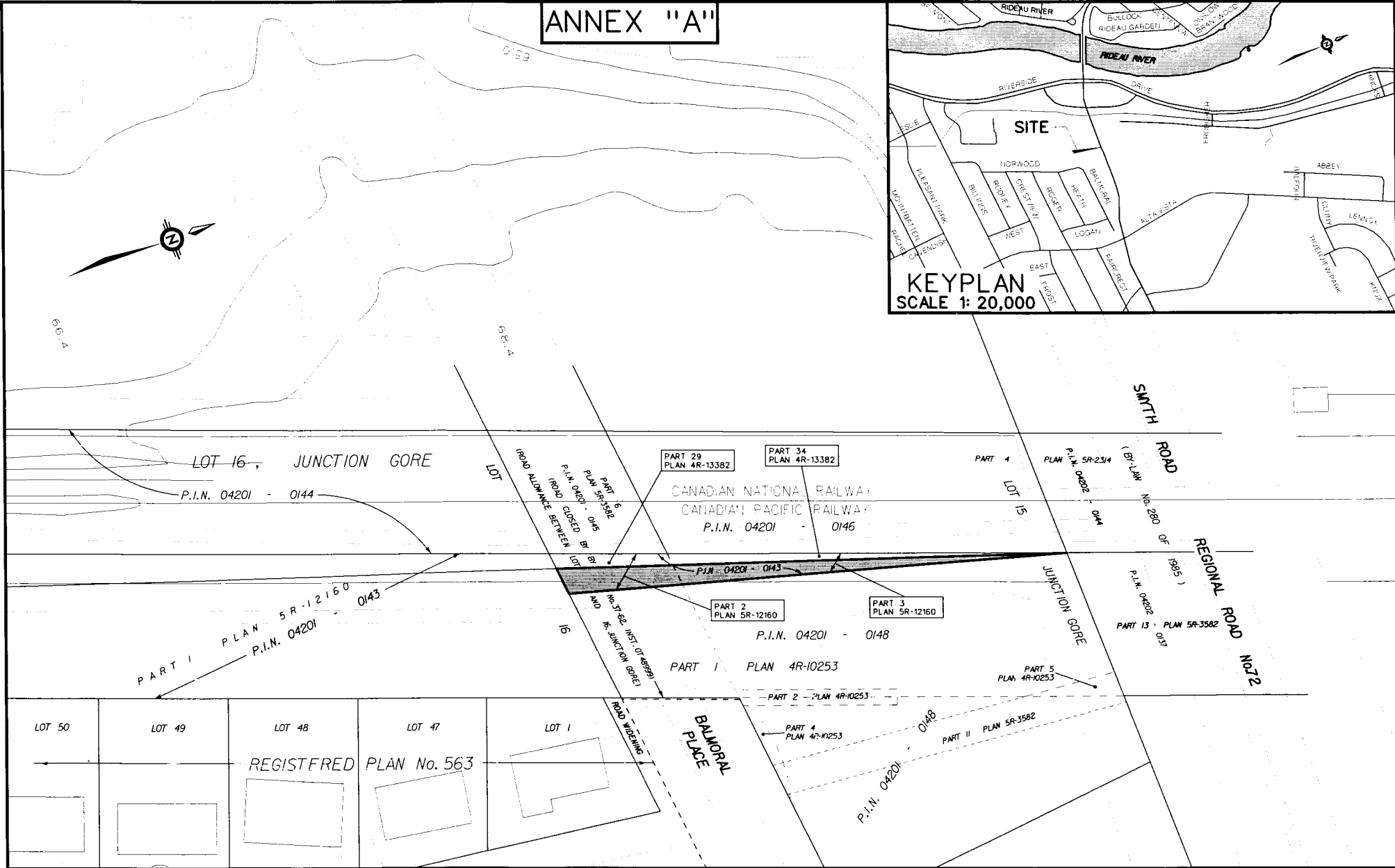
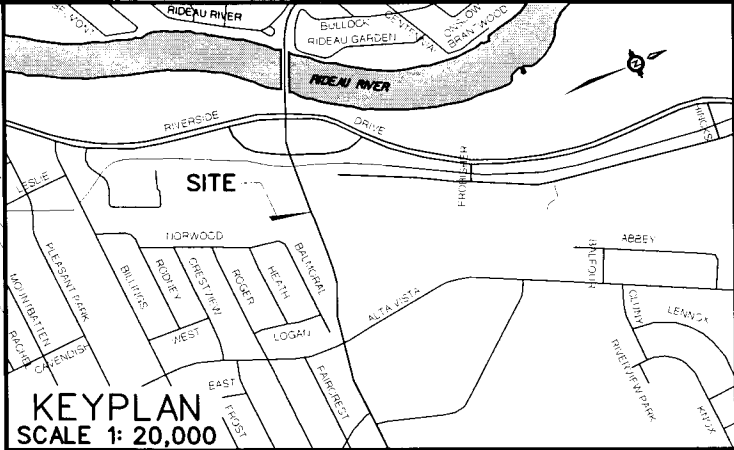
FINANCE DEPARTMENT COMMENT

Proceeds of this sale of land will be credited to operating account #119909.

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

HF/hf
Attach. (2)

ANNEX "A"



BALMORAL CRESCENT SURPLUS LANDS

REGION OF OTTAWA-CARLETON

OWNER R.M.O.C. AREA 233.9 sq. m.

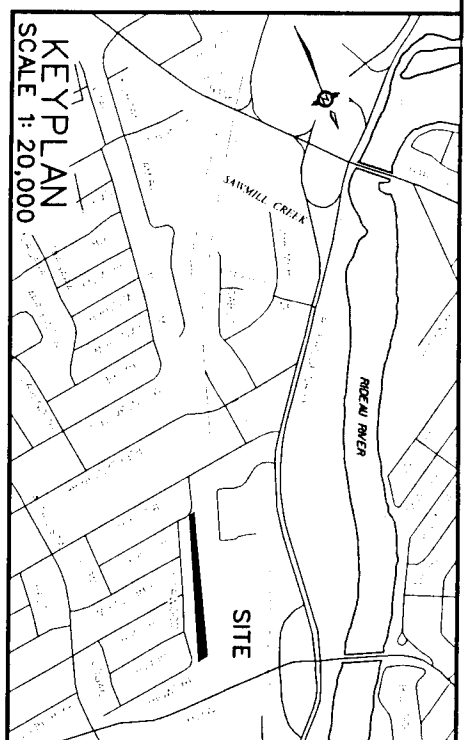
INFORMATION TECHNOLOGY OFFICE

SCALE 1:1000 DATE SEPTEMBER 16, 1999 FILE 18-08-70139-000

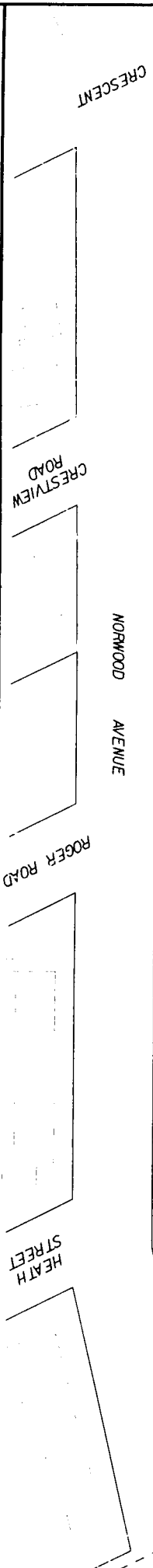
SURVEYS AND MAPPING BRANCH

3939KEYB.DGN

ANNEX "A"



PART 1 526.7 sq. m. P.I.N. 04201-001	PART 2 323.1 sq. m. P.I.N. 04201-002	PART 3 335.5 sq. m. P.I.N. 04201-0170	PART 4 347.8 sq. m. P.I.N. 04201-0099	PART 5 308.1 sq. m. P.I.N. 04201-0099	PART 6 766.5 sq. m. P.I.N. 04201-070	PART 7 464.8 sq. m. P.I.N. 04201-0053	PART 8 484.7 sq. m. P.I.N. 04201-0052	PART 9 503.0 sq. m. P.I.N. 04201-070	PART 10 521.8 sq. m. P.I.N. 04201-0050	PART 11 540.8 sq. m. P.I.N. 04201-0049	PART 12 559.3 sq. m. P.I.N. 04201-0048	PART 13 578.4 sq. m. P.I.N. 04201-0047	PART 14 475.9 sq. m. P.I.N. 04201-0001
LOT 32	REGISTERED LOT 33	PLW No. 600 LOT 34	LOT 35	LOT 36 6500-10230 W.P.	LOT 37 9800-10220 W.P.	LOT 38	LOT 39	LOT 40	REGISTERED PLW No. 563 - LOT 41	LOT 42	LOT 43	LOT 44	LOT 45



NORWOOD AVENUE SURPLUS LANDS

REGION OF OTTAWA-CARLETON

OWNER R.M.O.C. AREA (AS SHOWN ABOVE)

INFORMATION TECHNOLOGY OFFICE

SCALE 1:1500 DATE SEPTEMBER 16, 1999 FILE 18-08-70139-000

SURVEYS AND MAPPING BRANCH 3939KEYADGN

PART 28 P.L.M. 46-1392 P.I.N. 04201-0188

LOT 16 JUNCTION GORE

BALMORAL PLACE