

REGION OF OTTAWA-CARLETON

RÉGION D'OTTAWA CARLETON

REPORT

RAPPORT

Our File/N/Réf. 12 18-98-70104-000

DATE 26 September 2000

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **SALE OF SURPLUS LAND**
HAWTHORNE AT WALKLEY, OTTAWA

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve the sale of 2.37 acres of vacant land, being part of Lots A and 1, Concession 5 and 6 (R.F.), and part of the road allowance between Concession 5 and 6 (R.F.), former Township of Gloucester, now City of Ottawa, shown as Parts 2, 3, 5 and 7, on Plan 4R-15335, subject to any easements that may be required, to Springcross Properties Inc. for the sum of \$325,000 pursuant to an Agreement of Purchase and Sale that has been received.

BACKGROUND

In 1995 the Region acquired 4.69 acres of land from the National Capital Commission for the construction of the Hawthorne-Walkley Connection project. The acquisition price of the parcel was \$775,760. The road works were completed and a legal survey was undertaken to define any surplus parcels. The surplus is shown as Parts 2, 3, 5 and 7, on Plan 4R-15335. Regional Council, at its meeting of June 9, 1999, (Report 41, Item 9) declared the property (Parcel 20) surplus to its needs and recommended that it be sold in accordance with Regional policy.

The site is a long narrow vacant parcel of land with limited access along Hawthorne Road containing 2.37 acres at the south-west corner of Hawthorne and Walkley Roads. The property is zoned M1 – Light Industrial. The sale will be subject to easements for utilities that presently occupy the property.

The property was offered to the public through the Real Estate Board of Ottawa-Carleton Multiple Listing Service and an offer was received in the amount of \$325,000. An independent fee appraiser appraised the property and the offer is in accordance with the appraisal report. It is therefore hereby recommended that Committee approve the sale to Springcross Inc. for the amount of \$325,000.

PUBLIC CONSULTATION

In accordance with existing policies, the availability of the property was circulated within the corporation, including our Social Housing Department and to all local governments and external 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.

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.

OTTAWA TRANSITION BOARD

In accordance with Ottawa Transition Board Regulation 100/2000 - Financial Guideline #1, Section 5 (3)(e) the disposal of the property requires the approval of the Transition Board.

FINANCIAL STATEMENT

This transaction represents revenue of \$325,000 to the Corporation and will be credited to Account No. 900048.

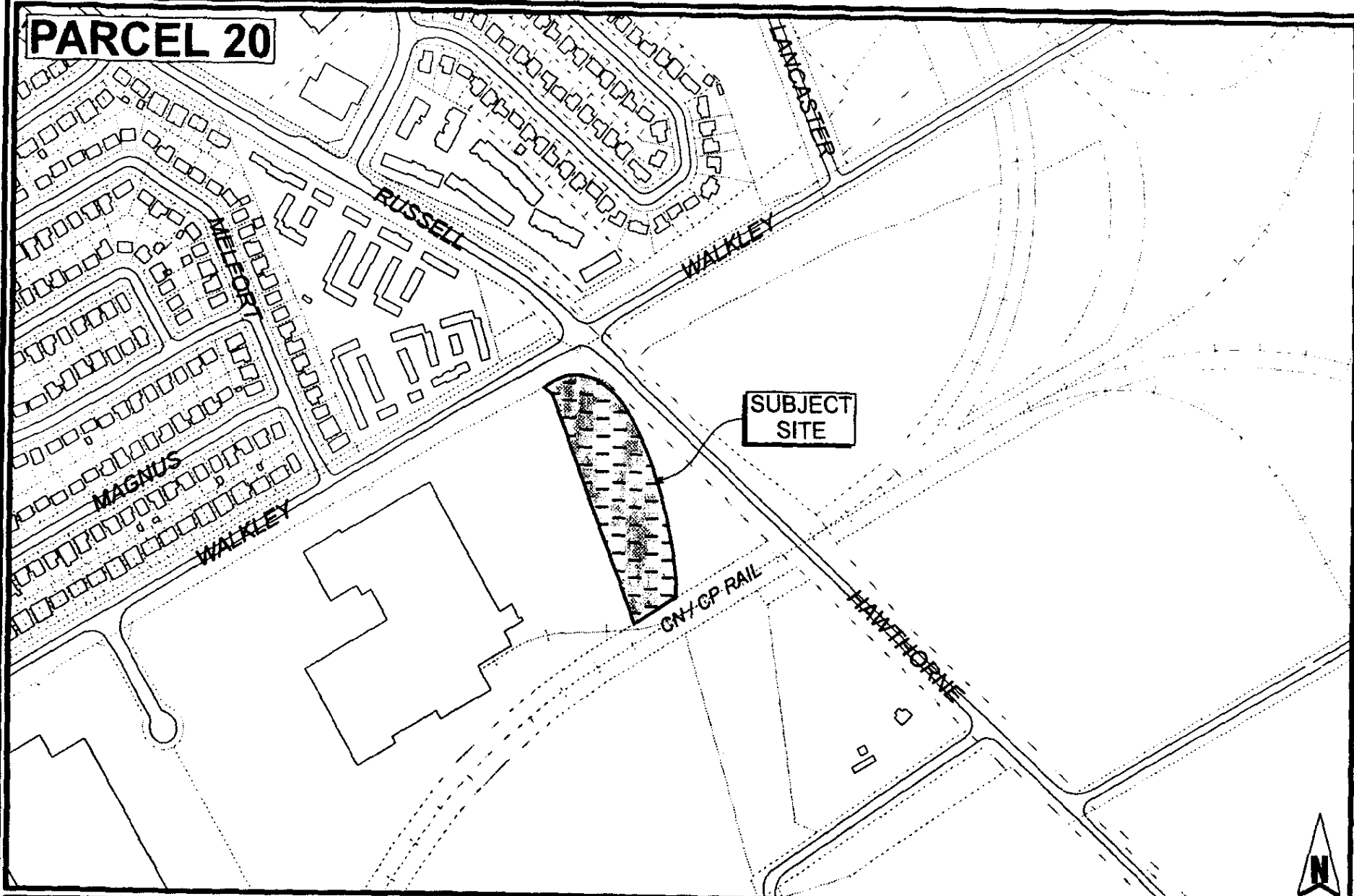
The offer is considered to be fair and reasonable and is recommended for acceptance

*Approved by Pam Sweet
A/Commissioner*

LJN/

Attach. (1)

PARCEL 20



**SURPLUS LAND
HAWTHORNE - WALKLEY**

**REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT**



SCALE	N.T.S.	FILE	18-98-70104
PROJECT	DATE	BRANCH	
	DECEMBER 1998	REAL ESTATE SERVICES	

REAL ESTATE SERVICES