

REGIONAL MUNICIPALITY OF OTTAWA CARLETON
 MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT
RAPPORT

Our File/N/Réf. **12 18-98-70085-000**
 Your File/V/Réf.

DATE 15 April 1998

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

FROM/EXP. Commissioner,
 Planning and Development Approvals Department

SUBJECT/OBJET **SALE OF SURPLUS PROPERTY**
 1132 ALENMEDE CRESCENT
 CITY OF OTTAWA

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee approve the sale of 1132 Alenmede Crescent to Angel Bucaro and Mildred Hernandez for the amount of \$103,000.00 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. Eighteen residential properties along Alenmede Crescent were acquired and were rented in the interim. Four of these properties, less the transitway requirements, have been sold, thereby recovering a portion of the Region's initial cost.

The subject property is legally described as being the west part of Lot 20, Plan M177, City of Ottawa and is municipally known as 1132 Alenmede Crescent. It consists of a 1,220 square foot, 2 storey semi-detached residence. Pursuant to Regional Council's direction, the property was acquired in November of 1993, in advance of need, to avoid undue hardship to the owners.

Approximately 6 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.

This property, along with several others along Alenmede Crescent were declared surplus by Regional Council at its meeting of September 10, 1997. The property was listed for sale through the Real Estate Board of Ottawa-Carleton and resulted in an offer from Angel Bucaro and Mildred Hernandez in the amount of \$103,000. The offered price is consistent with appraisals and other 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 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.

FINANCIAL STATEMENT

This transaction represents a revenue of \$103,000 to the Corporation.

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

*Approved by Robert W. T. Ennor for
Nick Tunnacliffe, MCIP, RPP*

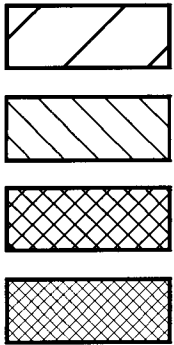
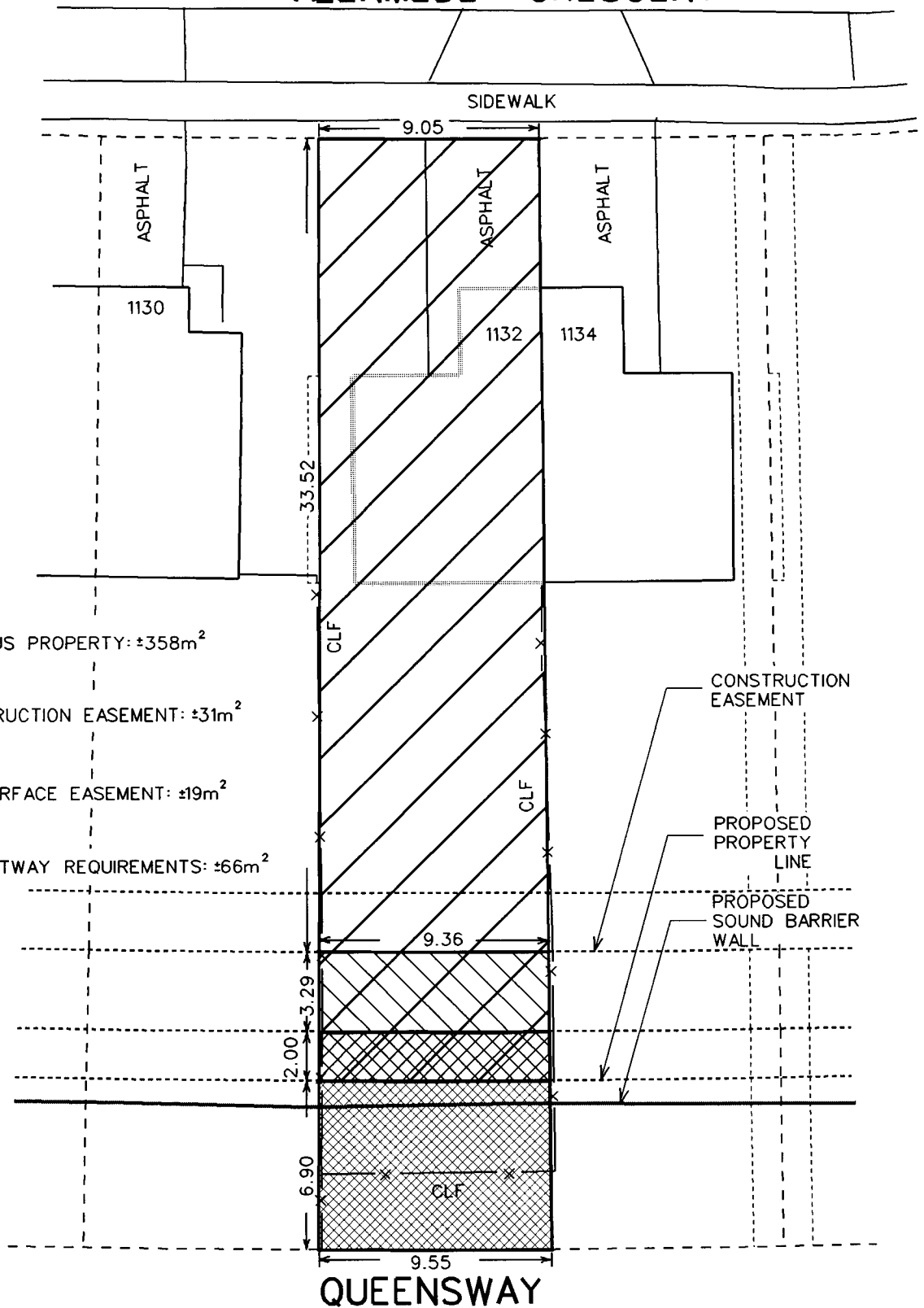
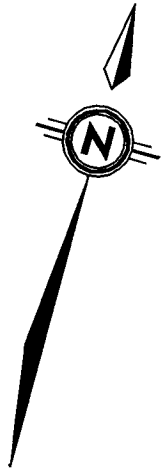
LJN/

FINANCE COMMENT

Proceeds from the sale of this property will be credited to Account No. 942-30626

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

ALENMEDE CRESCENT



SURPLUS PROPERTY: $\pm 358\text{m}^2$

CONSTRUCTION EASEMENT: $\pm 31\text{m}^2$

SUBSURFACE EASEMENT: $\pm 19\text{m}^2$

TRANSITWAY REQUIREMENTS: $\pm 66\text{m}^2$

CONSTRUCTION EASEMENT

PROPOSED PROPERTY LINE

PROPOSED SOUND BARRIER WALL

QUEENSWAY

THE REGIONAL MUNICIPALITY OF
OTTAWA - CARLETON
 PLANNING AND DEVELOPMENT APPROVALS DEPARTMENT
 SURVEYS AND MAPPING BRANCH

SKETCH SHOWING
 WEST TRANSITWAY
 SOUTHWEST TRANSITWAY TO ACRES ROAD
 1132 ALENMEDE CRESCENT PROPERTY DISPOSAL

DATE : FEBRUARY, 1998	FILE NO. 1197
CALC'D BY : B. EPP	TOPOS NO. 3450
C.A.D. BY : B. EPP	MS NO. 3450sk2.dgn
CHECKED BY :	DRAWING NO.
PROJECT : WEST TRANSITWAY-No. 1132 ALENMEDE CRESCENT	

SCALE - 1 : 250



(METRES)