

14. SALE OF SURPLUS PROPERTY, CONROY ROAD, OTTAWA

**COMMITTEE RECOMMENDATION**

**That Council approve the sale of 4.39 hectares being part of Lot 3, Concession 5, Rideau Front, former Township of Gloucester, now City of Ottawa, to Richcraft Construction Ltd, in trust, for the amount of \$922,000 pursuant to an agreement of Purchase and Sale that has been received.**

**DOCUMENTATION:**

1. Planning and Development Approvals Commissioner's report dated 22 Jun 99 is immediately attached.

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.	<b>12 18-98-70110-000</b>
DATE	22 June 1999
TO/DEST.	Co-ordinator Corporate Services and Economic Development Committee
FROM/EXP.	Planning and Development Approvals Commissioner
SUBJECT/OBJET	<b>SALE OF SURPLUS PROPERTY - CONROY ROAD, OTTAWA</b>

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### **DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee recommend Council approve the sale of 4.39 hectares being part of Lot 3, Concession 5, Rideau Front, former Township of Gloucester, now City of Ottawa, to Richcraft Construction Ltd, in trust, for the amount of \$922,000 pursuant to an agreement of Purchase and Sale that has been received.**

### **BACKGROUND**

In 1988 Regional Council identified several rights-of-way that were to be acquired and protected for future Regional Arterial roads which included the Inner Provincial By-Pass.

The subject property consists of 4.39 hectares of vacant land and fronts on the east side of Conroy Road between the CNR and Johnston Road. Current zoning on the property is Light Industrial - IP (1.0). The rear 481.12 square metres of the subject property was conveyed to the Region through site plan development. The balance of the property was acquired in November of 1990 for a consideration of \$1,800,000.

The Inner Provincial By-Pass project has been deleted from the Regional Official Plan. The subject property was declared as surplus to the Region's needs on October 28, 1998 (Parcel 6) and May 17, 1999 (Parcel 23).

The availability of the property was circulated to local government bodies, agencies and public utilities. No interest was expressed. The property was then listed for sale through the Real Estate Board of Ottawa-Carleton Multiple Listing Service.

Two (2) offers were received. They are as follows:

1270449 Ontario Inc. (Campanale Homes Inc.)

**\$775,000** - subject to conditions for rezoning, site plan approval, etc.

Richcraft Construction Limited (in Trust)

**\$922,000** - subject to conditions for rezoning, site plan approval, etc.

The property was appraised by an independent fee appraiser and the offers are in accordance with the appraisal report.

The offers have been reviewed and it is hereby recommended that Committee and Council approve the sale to Richcraft Construction Limited in the amount of \$922,000.

#### PUBLIC CONSULTATION

In accordance with existing polices, the availability of the property was circulated to all local governments and agencies including the Region, Social Housing Department. 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.

#### FINANCIAL STATEMENT

This transaction represents a revenue of \$922,000.00 to the Corporation.

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

*Approved by Nick Tunnacliffe, MCIP, RPP  
Commissioner,  
Planning and Development Approvals Department*

*Date: June 24, 1999*

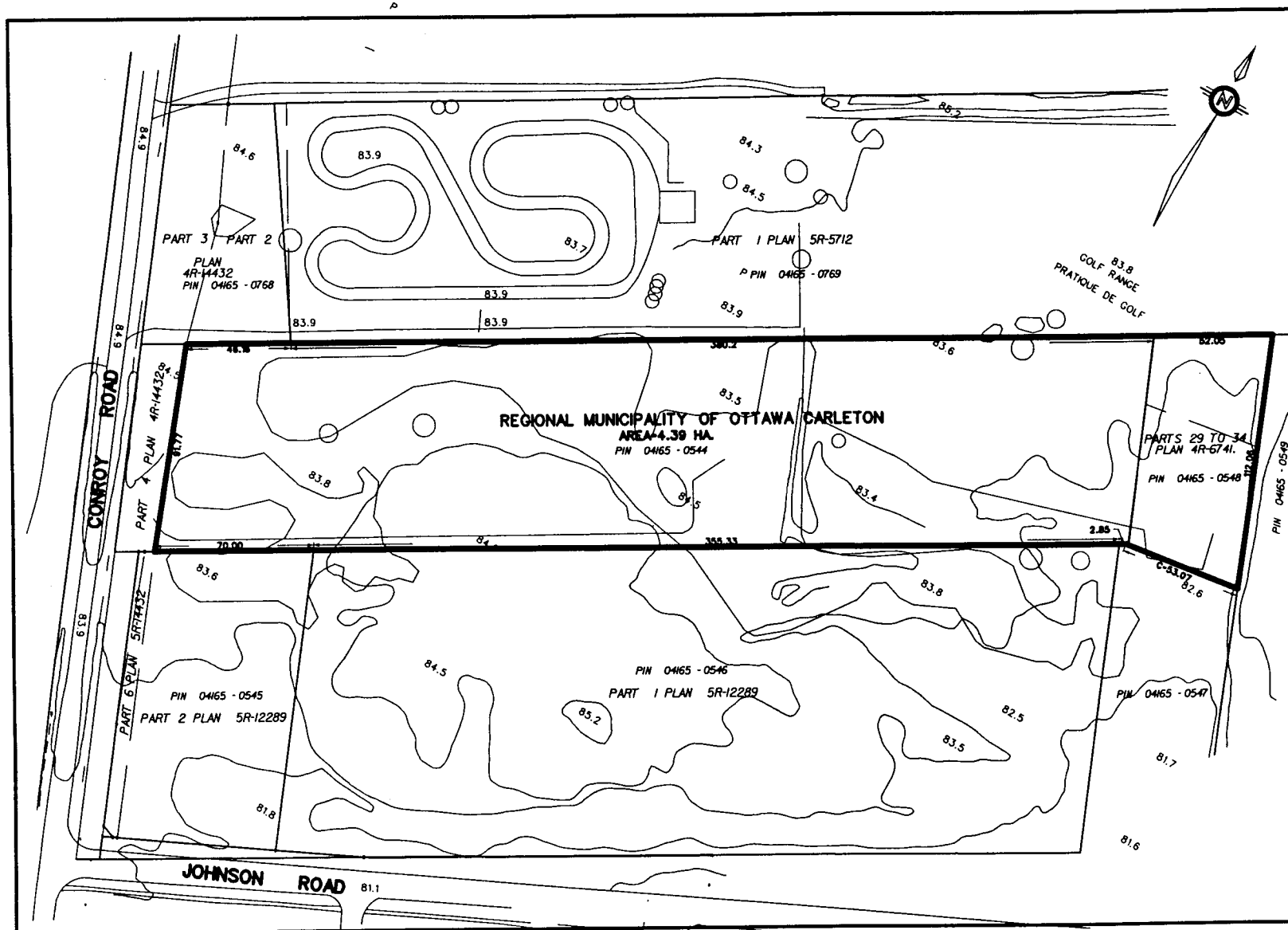
LJN/

#### FINANCE COMMENT

Proceeds from the sale of this property will be credited to Account No. 119909-519790

*T. Fedec on behalf of the  
Finance Commissioner*

Attach. ( 2 )



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THIS IS NOT A PLAN OF SURVEY

This plan was compiled from plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only.

For Dimensions of property boundaries see recorded plans and documents

ONLY MAJOR EASEMENTS ARE SHOWN

Reference plans underlying more recent reference plans are not illustrated

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**CAUTION:**  
 BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED & CALCULATED AND IS NOT BASED ON AN ACTUAL SURVEY

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

FIELD WORK BY :	FILE NO.
CALCS BY : J. MEASER	TOPOG. NO.
C.A.D. BY : J. MEASER	MS. NO. 3848
CHECKED BY :	DRAWING NO.
PROJECT : FURBER PROPERTY - CONROY ROAD	
SCALE : 1:2000	

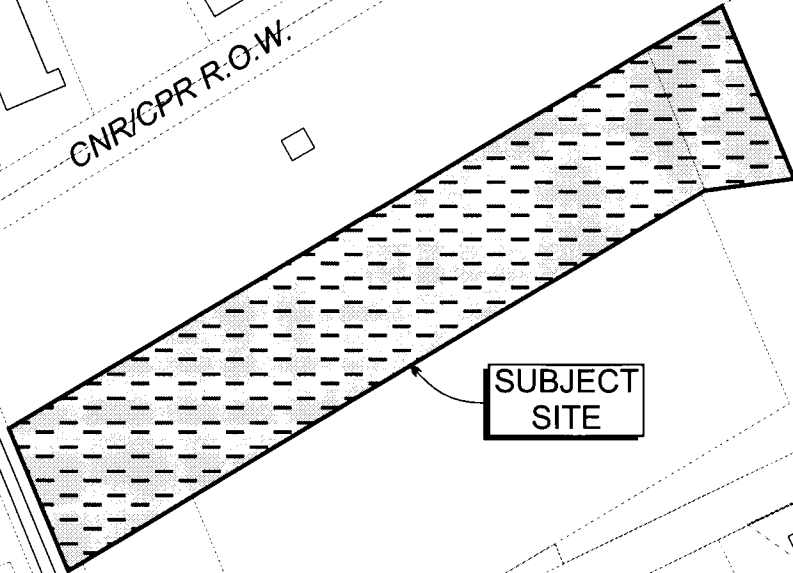
# PARCEL

HYDRO R.O.W.

CONROY

THURSTON

CNR/CPR R.O.W.



SUBJECT SITE

HYDRO R.O.W.

CONROY

JOHNSTON

EWING

TOPLEY

KEYS

KARSH



**SURPLUS LAND  
CONROY ROAD**  
(FORMER FUSSEN PROPERTY + ADDITIONAL LANDS)

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



SCALE	N.T.S.	FILE	18-98-70110
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PROJECT	DATE DECEMBER 1998	BRANCH	REAL ESTATE SERVICES
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