

Subject: Declaration of Surplus Land – 2690 Pagé Road

File Number: ACS2023-PRE-CRO-0014

Report to Finance and Corporate Services Committee on 5 September 2023

Submitted on August 24, 2023 by Peter Radke, Director, Corporate Real Estate Office, Planning, Real Estate and Economic Development Department

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Ward: Orléans South-Navan (19)

Objet : Déclaration de terrain excédentaire – 2690 rue Pagé

Dossier : ACS2023-PRE-CRO-0014

Rapport au Comité des finances et des services organisationnels

le 5 septembre 2023

Soumis le 24 août 2023 par Peter Radke, Directeur, Bureau des biens immobiliers municipal, Services de la planification, des biens immobiliers et du développement économique

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Quartier : Orléans-Sud-Navan (19)

REPORT RECOMMENDATION(S)

That the Finance and Corporate Services Committee declare a portion of 2690 Pagé Road, being Part of PIN 04756-0303, containing an area of approximately 533.06 square metres (5,738 square feet) and shown as Part 1 on Document 1 attached, as surplus to City requirements.

RECOMMANDATION(S) DU RAPPORT

Que le Comité des finances et des services organisationnels déclare excédentaire, par rapport aux besoins de la Ville, une partie de la propriété située au 2690, chemin Pagé, constituant une partie du NIP 04756-0303 et comprenant une superficie d'environ 533,06 mètres carrés (5 738 pieds carrés), illustrée par la partie 1 sur le document 1 ci-joint.

BACKGROUND

The subject property, shown as Parcel 1 on Document 1, contains a total area of 533.06 square metres (5,738 square feet). The property is located on the northwest side of Pagé Road south of Brian Coburn Boulevard and is legally described as Part of Lot 6, Concession 3, Ottawa Front, geographic Township of Gloucester; being Part 1 on a draft plan of reference. The current zoning is DR – Development Reserve Zone.

The property was acquired in 2018 by the City for the future Brian Coburn and Cumberland Transitway corridor project (DEL2011-REPDO-0087). The functional design for the Brian Coburn and Cumberland Transitway corridor has now been completed. Transportation Engineering Services has confirmed they have the right-of-way requirements satisfied for this project, rendering these lands as surplus to the project.

In November 2022, the Corporate Real Estate Office (CREO) completed an internal and utility circulation of the subject property to determine if it could be declared surplus to City needs. Staff feedback from the 2022 circulation noted that portions of the property were required to be retained being Parts 9 and 10 on Plan 4R-30334 for portions of Brian Coburn Boulevard and the existing turning circle on Pagé Road and a portion on the north side for recently planted City trees, additional tree planting, a community garden or right-of-way beautification and naturalization.

DISCUSSION

The Brian Coburn and Cumberland Transitway corridor functional design has been completed and the property is located outside of the project right-of-way requirements. Therefore, the property has been deemed surplus to the project and there has been no

other demonstrated need to retain 2690 Pagé Road for a City mandated purpose. Staff are recommending the property be declared surplus to City requirements and marketed for sale to the general public. This is in keeping with the City's mandate to dispose of properties no longer required by the municipality.

Marketing of the lands will be conducted in a manner to elicit the highest value in keeping with the City's strategic priority to practice prudent fiscal management of existing resources. Following the approval of the recommendation, staff will proceed with the preparation of the appropriate documents to market 2690 Pagé Road for sale.

AFFORDABLE HOUSING LAND AND FUNDING POLICY

The Affordable Housing Land and Funding Policy approved by City Council on 26 April 2017, advances the vision and targets established in the Ten-Year Housing Homelessness Plan, the Official Plan and other Council-approved affordable housing initiatives. The Policy also requires that the Official Plan target of 25 per cent affordable housing be met on any City owned property where existing or proposed zoning allows for residential uses. These zones include:

- All residential zones (R) - Village and rural residential zones (RR, RU, VM, V1 – V3)
- Mixed use/Commercial Zones (TM, AM, GM, MC, MD and TD); and
- Institutional zones (I1 and I2).

Where property is disposed of without a condition requiring an affordable housing component in any of the above zones, 25 per cent of the net proceeds from the sale are to be credited to Housing account 810125-507320 to be used for the development of affordable housing elsewhere in the City.

In this case, the subject property is zoned DR – Development Reserve Zone and is not within the terms of the Affordable Housing Land and Funding Policy. Therefore, 25 per cent of the net proceeds from a sale would not be applicable in this case. The property will be sold as-is, and a future owner will be responsible to submit any development applications based on their plans for the property.

In keeping with the Provincial housing goals under Bill 23: More Homes Built Faster Act 2022, and the City of Ottawa Municipal Housing Pledge of developing 151,000 homes by 2031, this site has been evaluated for its potential to contribute to these housing goals. The property would support the development of a detached dwelling or a semi-detached dwelling, subject to rezoning. The development of the property with an

adjacent property could result in the development of a long semi-detached dwelling or a low-rise apartment (may require reduced performance standards).

PARKLAND ACQUISITION AND FUNDING THROUGH PROPERTY DISPOSAL POLICY

The Parkland Acquisition and Funding Through Property Disposal Policy approved by City Council on July 6, 2022 requires that a portion of the net proceeds from the sale of City lands be directed towards the development of municipal parkland and recreation facilities to meet the targets of the Parks and Recreation Facilities Master Plan (2021).

The policy applies to the sale of surplus City owned land that, at the time of disposal is not zoned as parkland, considered municipal parkland, or used as a parks and recreation facility.

When a property is disposed that meets the policy application, 25 per cent of the net proceeds from the sale are to be credited to the Parkland account for the development of municipal parks and recreation facilities, or a minimum of 25 per cent of the City's net proceeds from sale are to be transferred to the fund designated for municipal parks and recreation. Alternatively, 25 per cent of the land area subject to disposal can be retained by the City for recreation uses.

The City lands identified in this report fall within the policy application. The Recreation, Culture, and Facility Services Department has requested 25 per cent of the net proceeds from the sale be credited to Parkland Reserve account 820080-507320.

FINANCIAL IMPLICATIONS

The Parkland Acquisition and Funding Through Property Disposal Policy applies on the future disposal of this property. Upon disposal of the property and completion of the deal, 25 per cent of the net proceeds will be transferred to the Parkland Reserve and the remaining 75 per cent proceeds will be transferred to City Wide Capital Reserve.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of the recommendation in this report.

CONSULTATION

In accordance with policies approved by City Council on 17 April 2020, the availability of the subject property was circulated to all City Departments, including Affordable Housing and the Ward Councillor to determine if the property was required for a City mandated program.

Two City departments indicated a requirement for a portion of the property. These requirements are outlined in the “Background” section above.

ACCESSIBILITY IMPACT

There are no accessibility impacts associated with the recommendations.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management impacts associated with the recommendations in this report.

ENVIRONMENTAL IMPLICATIONS

Prior to acquiring the property, the City commissioned an Environmental review for the site. At the time of the assessment there was a single-story house as well as a garage and sheds on the property. Since that time the buildings have been removed. The assessment did not identify any significant environmental concerns, and no further assessment was recommended at the time.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with the report recommendation.

RURAL IMPLICATIONS

There are no rural implications associated with the recommendations.

SUPPORTING DOCUMENTATION

Document 1 – Location Map

DISPOSITION

Following Council’s approval, staff from the Corporate Real Estate Office will market the property for sale.

Document 1 – Location Map

