

**Subject: Declaration of Surplus Land – 2 Pretty Street and Transfer to Ottawa
Community Lands Development Corporation**

File Number: ACS2023-PRE-CRO-0018

**Report to Finance and Corporate Services Committee on 5 September 2023
and Council 13 September 2023**

**Submitted on August 9, 2023 by Peter Radke, Director, Corporate Real Estate
Office, Planning, Real Estate and Economic Development Department**

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Ward: Stittsville (6)

**Objet : Déclaration de terrain excédentaire – 2, rue Pretty et transfert à la
Société d'aménagement des terrains communautaires d'Ottawa**

Numéro de dossier : ACS2023-PRE-CRO-0018

Rapport présenté au Comité des finances et des services organisationnels

Rapport soumis le 5 septembre 2023

et au Conseil le 13 septembre 2023

**Soumis le 9 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 : Stittsville (6)

REPORT RECOMMENDATION(S)

- 1. That the Finance and Corporate Services Committee declare 2 Pretty Street, being all of PIN 04452-0080, PLAN 745 LOT 10 containing an area of approximately 1,435.03 square metres (15,446.56 square feet) and shown as Parcel 1 on Document 1 as surplus to City requirements.**
- 2. That the Finance and Corporate Services Committee recommend City Council authorize the transfer of 2 Pretty Street, subject to existing easements and any easements that may be required, to the Ottawa Community Lands Development Corporation (OCLDC) for disposal.**

RECOMMANDATION(S) DU RAPPORT

- 1. Que le Comité des finances et des services organisationnels déclare excédentaire aux besoins de la Ville la propriété située au 2, rue Pretty, qui constitue la totalité du NIP 04452-0080, plan 745, concession 10, comprenant une superficie approximative de 1 435,03 mètres carrés (15 446,56 pieds carrés), représentée par la parcelle 1 dans le document 1.**
- 2. Que le Comité des finances et des services organisationnels recommande au Conseil municipal d'autoriser le transfert de la propriété du 2, rue Pretty, sous réserve des servitudes existantes et de toute servitude qui pourrait être nécessaire, à la Société d'aménagement des terrains communautaires d'Ottawa (SATCO) pour son utilisation.**

BACKGROUND

The subject property, shown on Document 1, contains a total area of 1,435.03 square metres (15,446.56 square feet). The property is situated at the southwest corner of Orville Street and Pretty Street and is legally described as all of PIN 044520080, PLAN 745 LOT 10. The subject parcel is within the urban boundary and is zoned L1 -Community Leisure Facility Zone (Zoning By-law 2008-250, Sections 173-174).

The parcel is occupied by a former community centre, built in 1960. The building is a split-level two-storey building, including a basement. The main level of the building was used approximately once per week, as a general meeting area for community rentals such as Toastmasters and Horticultural Society meetings. The main basement area consists of a lounge, three storage/multi-purpose rooms, an unfinished storage room, and a furnace room. The building also has an unoccupied residential space located in the back quarter of the building consisting of four (4) bedrooms and one (1) bathroom

upstairs and an open kitchen/multi-purpose area at the lower level. The basement and residential spaces have not been occupied in recent years. In the past, a daycare also operated out of this facility. A small play structure in the yard secured by a gated area remains on the property.

A Building Condition Audit (BCA) completed in November 2022 declared that the Pretty Street Community Centre (PSCC), **“is in poor condition and nearing critical condition”**. Due to the major immediate remediation requirements and ongoing lifecycle and operating costs, Facility Services staff suggested the facility be declared at end of life and to consider building new if a service requirement exists.

Internal discussions with Recreation, Cultural and Facility Services (RCFS) confirmed a low priority need for this building and no plan to remediate the facility or build new at this location. Due to the condition of the building, all community programming formally provided at the PSCC has been successfully accommodated within other City recreation facilities, including the community space at the nearby Johnny Leroux Arena. In accordance with the Retention of Municipal Parkland Policy, the Corporate Real Estate Office (CREO) must obtain approval from the General Manager of RCFS and approval by Council when municipal parkland is considered for possible sale. Though this site is considered parkland because it serves recreation purposes, the majority of the area is occupied by the building and parking lot. There are two neighborhood parks (Ralph Street Park and Village Square Park) within a one block radius of the site to meet neighborhood needs for outdoor play. The General Manager of RCFS has confirmed the site is surplus and may be sold. Recommendation two in this report seeks Council approval to dispose of the subject property.

DISCUSSION

An internal circulation completed in March 2023 indicated no City need to retain the subject property for a City mandated purpose. The Corporate Real Estate Office (CREO) is recommending the subject property be declared surplus and transferred to Ottawa Community Lands Development Corporation (OCLDC) and marketed for sale to the public. The transfer of 2 Pretty Street to OCLDC will allow for a strategic disposal of the property for future development.

The mandate of OCLDC is to obtain “optimal value” pertaining to both financial and non-financial community value. This mandate is based on a four-pillar approach that emphasizes a concern for financial, social, environmental, and cultural sustainability. By transferring the lands to OCLDC, the City can separate its land ownership/real estate development role from its planning authority role under the Municipal and Planning Acts.

The transfer of the property to OCLDC will result in the following benefits:

- Achieving the highest and best use of the property and ensuring compatibility with the Official Plan development goals.
- Entering agreements with purchasers to provide additional development and design criteria that ensures a high standard of architecture.
- Maximizing potential revenues for the City by generating additional tax revenues.
- Ensuring efficient use of City infrastructure services by creating development opportunities in serviced areas.
- Facilitating the achievement of additional housing units in keeping with the City's Housing Pledge and Council priorities.

This is in keeping with the City's mandate to dispose of properties no longer required by the municipality.

Housing Suitability

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 subject parcel is currently zoned L1 - Community Leisure Facility Zone.

To help achieve the Provincial and Municipal housing goals, the OCLDC will explore an appropriate change to the zoning of the lands with Planning staff in order to facilitate residential construction. Staff is also concurrently exploring the option to have all city owned potential housing sites zoned to support Bill 23 and the City's Housing Pledge.

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 currently zoned L1 - Community Leisure Facility 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.

RETENTION OF MUNICIPAL PARKLAND POLICY

The Retention of Municipal Parkland Policy approved by City Council on July 6, 2022, requires the approval of the General Manager of Recreation, Cultural and Facility Services (RCFS) prior to municipal parkland being sold or repurposed.

The policy applies to the sale of all municipally owned lands designated for parkland or recreational use per the Zoning-By-law and currently zoned O1, L1 and L2, as well as all lands identified as parks in the City of Ottawa's geoOttawa information system.

When a property is disposed that meets the policy application, all net proceeds from the sale are to be credited to the Parks and Recreation Facilities Reserve Fund. The funds are allocated for the development of new municipal parks and recreation facilities or for major upgrades to existing parks or facilities, capital grants, studies, purchasing land or other appropriate uses as directed by Council.

The City land identified here falls within the policy application as being designated as a parks and recreation facility and zoned L1. As such, CREO consulted with RCFS and they have confirmed that all proceeds from the sale are to be credited to the Parks and Recreation Facilities Reserve Fund.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the recommendations of the report. The Retention of Municipal Parkland Policy applies on the future disposal of the property. All net proceeds from the future sale are to be credited to the Parks and Recreation Facilities Reserve Fund.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Gower provided the following comments: “The Pretty Street Community Centre has served residents and organizations in Stittsville for decades. Any future development on this site must include an affordable housing component. I will also work to ensure that any proceeds from the land sale be redirected to invest in future enhancements to the community facility at 1631 Stittsville Main Street.”

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 the Housing Branch and the Ward Councillor to determine if the property was required for City mandated program.

Transportation Engineering Service confirmed a requirement to retain a three (3) by three (3) metre corner triangle at the Pretty Street and Orville Street intersection. The parcel to be retained and dedicated as street is shown as Parcel 2 on Document 1.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City’s Comprehensive Asset Management (CAM) Program objectives. The sale of this site will remove a building, which is currently not in use, and in need of upgrades and continued maintenance from the City’s asset management list. The building has also been declared surplus and unfit for occupation without significant investment in remediation as per the completed BCA. This sale will be consistent with the CAM objectives of recognizing City assets that are no longer needed and proactively finding a solution to remove them from the City’s liabilities and thereby reducing costs to the City now and in the future. Revenues from the sale will be used to provide other planned City services.

ENVIRONMENTAL IMPLICATIONS

The Environmental Remediation Unit does not have any records for this property. A review of the Historic Land Use Inventory did not identify any past potentially contaminating uses on the property.

TERM OF COUNCIL PRIORITIES

There are no Term of Council Priorities associated with the recommendation.

SUPPORTING DOCUMENTATION

Document 1 – Location Map

DISPOSITION

Following Council's approval, staff from OCLDC will market the property for sale.

Document 1- Location Map

