

**Subject: Approve the sale of a portion of 751 Peter Morand Crescent in exchange for lands required for Various Active Transportation Connections**

**File Number: ACS2023-PRE-CRO-0004**

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

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

**Contact Person: Kim Millar, A/Manager Realty Initiatives and Development Branch, Corporate Real Estate Office**

**613-580-2424, 23416, Kimberley.Millar@ottawa.ca**

**Ward: Alta Vista (18), Beacon Hill- Cyrville (11), Orléans West-Innes (2) and College (8)**

**Objet : Approuver la vente d'une partie du 751, croissant Peter-Morand en échange de terrains nécessaires pour l'aménagement de différentes liaisons pour le transport actif**

**Dossier : ACS2023-PRE-CRO-0004**

**Rapport au Comité des finances et des services organisationnels**

**le 5 septembre 2023**

**et au Conseil le 13 septembre 2023**

**Soumis le 9 août 2023 par Peter Radke, A/Directeur, Bureau des biens immobiliers municipal, Services de la planification, des biens immobiliers et du développement économique**

**Personne ressource: Kim Millar**

**613-580-2424, 23416, Kimberley.Millar@ottawa.ca**

**Quartier: Alta Vista (18), Beacon Hill- Cyrville (11), Orléans West-Innes (2) and College (8)**

**REPORT RECOMMENDATION(S)**

**That the Finance and Corporate Services Committee recommend City Council:**

- 1. Approve the disposal of a portion of 751 Peter Morand Crescent, described as part of Lot 15, Concession Junction Gore, being Part 11 on Plan 4R-9853 in the City of Ottawa, containing approximately 960.9 metres squared (10,343 square feet), subject to final survey, and shown as Parcel 1 on Document 1 attached, subject to easements that may be required to Conseil Scolaire de District Catholique du Centre-Est de L'Ontario (CECCE), having a value of \$393,034.00.**
  
- 2. Approve the acquisition of a fee simple interest in lands owned by Conseil Scolaire de District Catholique du Centre-Est de L'Ontario (CECCE), lands required for future various active transportation connections, described as follows:**
  - i. Part of 1303 Fellows Road legally described as part of Blocks C and D on Plan 402639, geographic Township of Nepean, now in the City of Ottawa, being part of PIN 03954-0024, containing an area of approximately 364.7 square metres (3,925 square feet) subject to final survey and shown as Parcel 1 on Document 2 attached hereto;**
  
  - ii. Part of 6588 & 6664 Carriere Street legally described as part of Lots 3 and 4, Concession 2 (Ottawa Front), as in N522673, save and except Parts 1 and 2 on Plan 4R-11428, geographic Township of Gloucester, now in the City of Ottawa, being part of PIN 04419-0489, containing an area of approximately 1,226 square metres (13,196 square feet) subject to final survey and shown as Parcel 1 on Document 3 attached here to;**
  
  - iii. Part of 4000 Labelle Street legally described as part of Lot 27, Concession 2 (Ottawa Front), being Part 2 on Plan 4R-9462, except Part 2 on Plan 4R-9790, geographic Township of Gloucester, now in the City of Ottawa, being part of PIN 04264-0018, containing an area of approximately 340 square metres (3,660 square feet) subject to final survey and shown as Parcel 1 on Document 4 attached hereto.**

**All having a combined market value of \$757,087.00;**

3. **Approve the use of funds by Transportation Planning Services held in account 907838 for the difference in land value for the acquisition in the amount of \$364,053.00 plus HST as applicable.**
4. **Delegate authority to the Director, Corporate Real Estate Office to enter into, conclude, execute, amend and implement, on behalf of the City, the Land Exchange Agreement for the disposal of a portion of 751 Peter Morand Crescent and acquisition of the fee simple lands and payment of the difference in land value as described in this report.**

### **RECOMMANDATION(S) DU RAPPORT**

**Que le Comité des finances et des services organisationnels recommande au Conseil municipal ce qui suit:**

1. **Approuver la vente d'une partie du 751, croissant Peter-Morand, décrite comme étant une partie du lot 15, concession Junction Gore, étant la partie 11 du plan 4R-9853 dans la Ville d'Ottawa, couvrant environ 960,9 mètres carrés (10 343 pieds carrés), sous réserve d'un levé définitif, et illustrée comme étant la parcelle 1 dans le document 1 ci-joint, assujettie à des servitudes qui pourraient être nécessaires au Conseil scolaire de district catholique du Centre-Est de l'Ontario (CSDCEO), d'une valeur 393 034,00 \$.**
2. **Approuver l'acquisition en fief simple des terrains appartenant au Conseil scolaire de district catholique du Centre-Est de l'Ontario (CSDCEO), terrains nécessaires pour l'aménagement de futures liaisons du transport actif, décrits comme suit :**
  - i. **Partie du 1303, chemin Fellows, légalement décrite comme partie des îlots C et D du plan 402639, canton géographique de Nepean, maintenant sur le territoire de la Ville d'Ottawa, faisant partie du PIN 03954-0024, couvrant une superficie d'environ 364,7 mètres carrés (3 925 pieds carrés) sous réserve d'un levé définitif et illustrée comme étant la parcelle 1 dans le document 2 joint aux présentes;**
  - ii. **Partie du 6588 et du 6664, rue Carrière, légalement décrite comme partie des lots 3 et 4, concession 2 (façade des Outaouais), comme dans N522673, sauf les parties 1 et 2 du plan 4R-11428, canton géographique de Gloucester, maintenant sur le territoire de la Ville**

**d'Ottawa, faisant partie du PIN 04419-0489, couvrant une superficie d'environ 1 226 mètres carrés (13 196 pieds carrés) sous réserve d'un levé définitif et illustrée comme parcelle 1 dans le document 3 joint aux présentes;**

- iii. Partie du 4000, rue Labelle, légalement décrite comme partie du lot 27, concession 2 (façade des Outaouais), étant la partie 2 du plan 4R-9462, sauf la partie 2 du plan 4R-9790, canton géographique de Gloucester, maintenant sur le territoire de la Ville d'Ottawa, faisant partie du PIN 04264-0018, couvrant une superficie d'environ 340 mètres carrés (3 660 pieds carrés) sous réserve d'un levé définitif et illustrée comme parcelle 1 dans le document 4 joint aux présentes.**

**Le tout ayant une valeur marchande combinée de 757 087,00 \$;**

- 3. Approuver l'utilisation par les Services de planification du transport des fonds retenus dans le compte 907838 pour la différence de valeur de terrain pour l'acquisition au montant de 364 053,00 \$, TVH en sus, s'il y a lieu.**
- 4. Déléguer au directeur du Bureau des biens immobiliers municipaux, le pouvoir de négocier, de conclure, de signer, de modifier et de mettre en œuvre, au nom de la Ville, l'entente d'échange de terrains pour la cession d'une partie du 751, croissant Peter-Morand et l'acquisition en fief simple des terrains ainsi que le paiement de la différence en valeur de terrain comme cela est décrit dans le présent rapport.**

## **BACKGROUND**

751 Peter Morand Crescent is located at the intersection of Roger Guindon Avenue and Peter Morand Crescent. The property is legally described as part of Lot 15, Concession Junction Gore, being Part 11 on Plan 4R-9853 in the City of Ottawa (City) being part of PIN 04258-0665.

The CECCE has leased a portion of 751 Peter Morand from the City since 2010 (DEL2010-RES0-0130 and DEL2020-CREO-0063). The lease allowed the CECCE to expand their sports field with a portion located on the subject property. The CECCE approached the City in 2020 with a proposal to exchange the subject lands for lands at the Samuel-Genest secondary school site (704 Carson's Road). The proposed exchange offered the City and opportunity to own a pathway connecting John Hopps

Park to Carson's Road. Discussions with the Transportation Planning staff identified higher priorities for new or improved active transportation connections near several CECCE sites. The City held a city-wide public consultation from September 21 to October 31, 2020, where residents were asked to identify missing links for active transportation throughout the City. The City reviewed the school board sites against planned projects and the public consultation feedback. Three parcels were identified by Transportation Planning staff to be acquired from the school board: 6588 & 6664 Carriere Street, 4000 Labelle Street, and 1303 Fellows Road.

## **DISCUSSION**

The City's Corporate Real Estate Office (CREO) has been actively working with the CECCE and the City's Transportation Planning Service Area since 2020. As a result of an internal and utility circulation completed on June 25, 2020, it was determined that 751 Peter Morand Crescent was not required for municipal purposes and could be sold. Due to the overall size and irregular shape of the property, it would be extremely difficult to develop the property in any functional manner (ie. yard setbacks, shallow depth, and exception 374 which would require 40 per cent of the parcel to be landscaped). As a result of the circulation comments and development restrictions, the Director, Corporate Real Estate Office has declared the property non-viable in accordance with Section 3.2 of the Disposal of Real Property Policy and the Ward Councillor concurred with that decision. Non-viable real property may be sold to any abutting owner(s), and the CECCE is the only abutting property owner to this property.

The acquisition of the three subject parcels from the school board is an opportunity to significantly enhance community connectivity and improve cycling and pedestrian networks.

- 1303 Fellows Road – This link along the south edge of Terre-des-Jeunes elementary school was identified by multiple residents through public consultation as lacking a formal connection, specifically between Westbury and the Pinecrest Creek Pathway. This link will become important once the Stage 2 LRT project is complete and will provide access to and from Iris transit station. Construction of this link is expected in 2024/2025.
- 6588 & 6664 Carriere Street –The acquisition of land at this location would allow for the construction of an off-road pathway from Garneau Park to Carriere Street, completing an important north-south missing link in the existing multi-use pathway system. A new multi-use pathway in this location is one of the Active Transportation Projects within the Transportation Master Plan Part 1, approved by Council on April 26, 2023.

- 4000 Labelle Street – The City has a design for a pathway connection between Michael Street and the St. Laurent transit station, along the north side of the LRT guideway. The acquisition of this connection at this location would allow for slope grading rather than a retaining wall, saving the City capital and lifecycle costs. This connection was a project within the 2013 Ottawa Cycling Plan and is also part of the City's Ultimate Pathway Network; however, it can only be advanced following successful property negotiations with the adjacent site. Active transportation connectivity to St. Laurent transit station is a major challenge; many solutions including this proposed pathway connection may require a longer time frame to implement.

The market value of 751 Peter Morand Crescent being conveyed by the City to the CECCE is calculated on the basis of \$38 per square foot for a total market value of \$393,034.00.

The market value of the lands being conveyed by the CECCE is based on a rate of \$35 per square foot for 3,925 square feet, \$16.50 per square foot for 13,196 square feet, and a rate of \$109.83 per square foot for 3,660 square feet as follows: part of 1303 Fellows Road \$137,375.00, part of 6588 & 6664 Carriere Street \$217,734.00, and part of 4000 Labelle Street \$401,978.00 for a total value of \$757,087.00. The difference in market value of \$364,053.00 will be paid by Transportation Planning to the CECCE through their approved budget.

The market values, supported by internal and external independent appraisals, are considered fair and reasonable and the land exchange is recommended for acceptance. The dollar value of the lands being exchanged will be adjusted on closing upon completion of the final surveys. The cost of the surveys will be proportionally shared between the City (25 per cent) and the CECCE (75 per cent).

### **Affordable housing land and funding policy**

The Affordable Housing Land and Funding Policy approved by Council on April 26, 2017 advances the vision and targets established in the Ten-Year Housing and 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 a 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 a housing fund to be used for the development of affordable housing elsewhere in the City.

751 Peter Morand Crescent is zoned IP11 [374] S123 – Business Park Industrial Zone. Pursuant to the zoning, no funds will be directed to the Housing Reserve Fund as a result of the sale of 751 Peter Morand Crescent. Therefore 25 per cent of the net proceeds from the sale of 751 Peter Morand Crescent is not applicable.

### **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 recommended for disposal in this report fall within the policy application and Recreation and Cultural Services staff has requested 25 per cent of the net proceeds be credited to the Parkland account. However, since the City will be paying the CECCE to acquire all of the active transportation links, there will be no revenue generated from this transaction and no revenue to be directed to the Parkland Account.

### **FINANCIAL IMPLICATIONS**

The disposal of a portion of 751 Peter Morand Crescent, as described in recommendation 1, has a market value of \$393,034. The acquisition of a fee simple interest in lands owned by Conseil Scolaire de District Catholique du Centre-Est de L'Ontario (CECCE), as described in recommendation 2, has a total combined market value of \$757,087. The net requirement for the exchange is \$364,053, plus closing costs and HST as applicable, which has been reserved in account 907838 2015 Transit Corridor Protection. There is no additional cost for the City for the required surveys as they were done from within existing resources.

## **LEGAL IMPLICATIONS**

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

## **COMMENTS BY THE WARD COUNCILLOR(S)**

Ward 2 Orléans West-Innes (Councillor Dudas) - The Councillor is aware of this report.

Ward 8 College (Councillor Johnson) – The active transportation linkage for our residents to cross between neighbourhoods safely off main arterial roads, especially linking school access, will be a welcome addition for these neighbourhoods and enhance usage of the LRT.

Ward 11 Beacon Hill-Cyrville (Councillor Tierney) – The Councillor is aware of the recommendations in the report.

Ward 18 Alta Vista (Councillor Carr) - The Councillor is aware of the recommendations in this report.

## **CONSULTATION**

In accordance with the Disposal of Surplus Property Policy and Procedures approved by City Council on February 26, 2018, the property at 751 Peter Morand Crescent was circulated in June 2020 to all City departments, including local utilities, and the Ward Councillor to determine if the property was required for a City mandated program. No objections were expressed on the sale of the property. Transportation Engineering Services commented that a sight distance triangle was required and a 5m x 5m parcel and reserve will be retained shown as Parcels 2 and 3 on Document 1.

In accordance with the Acquisition Policy approved by City Council on October 29, 2019, the acquisition of parts of 6588 & 6664 Carriere Street, 4000 Labelle Street and 1303 Fellows Road for active transportation connections was circulated in January 2021 to all City departments to help staff formulate a project budget and identify any risks. Comments were received and will be addressed through functional planning or during the preliminary design stage of each site.

## **ACCESSIBILITY IMPACTS**

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

The future pedestrian aspect to the pathway projects will be considered beneficial to people of varying abilities and designs will adhere to City standards. For example, tactile walking surface indicators will be deployed, no pathways will exceed grades of 5 per cent, benches will be added and other requirements will be met.



**ASSET MANAGEMENT IMPLICATIONS**

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

**ENVIRONMENTAL IMPLICATIONS**

No environmental implications are identified in relation to potential contamination on the subject lands. The City's Environmental Remediation Unit (ERU) conducted a review to identify potential environmental risks associated with lands that would be conveyed to the City as part of the report recommendation.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendation in this report.

**RURAL IMPLICATIONS**

There are no rural implications associated with the recommendations in this report.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map – 751 Peter Morand Crescent

Document 2 Location Map – 6588 Carriere Street

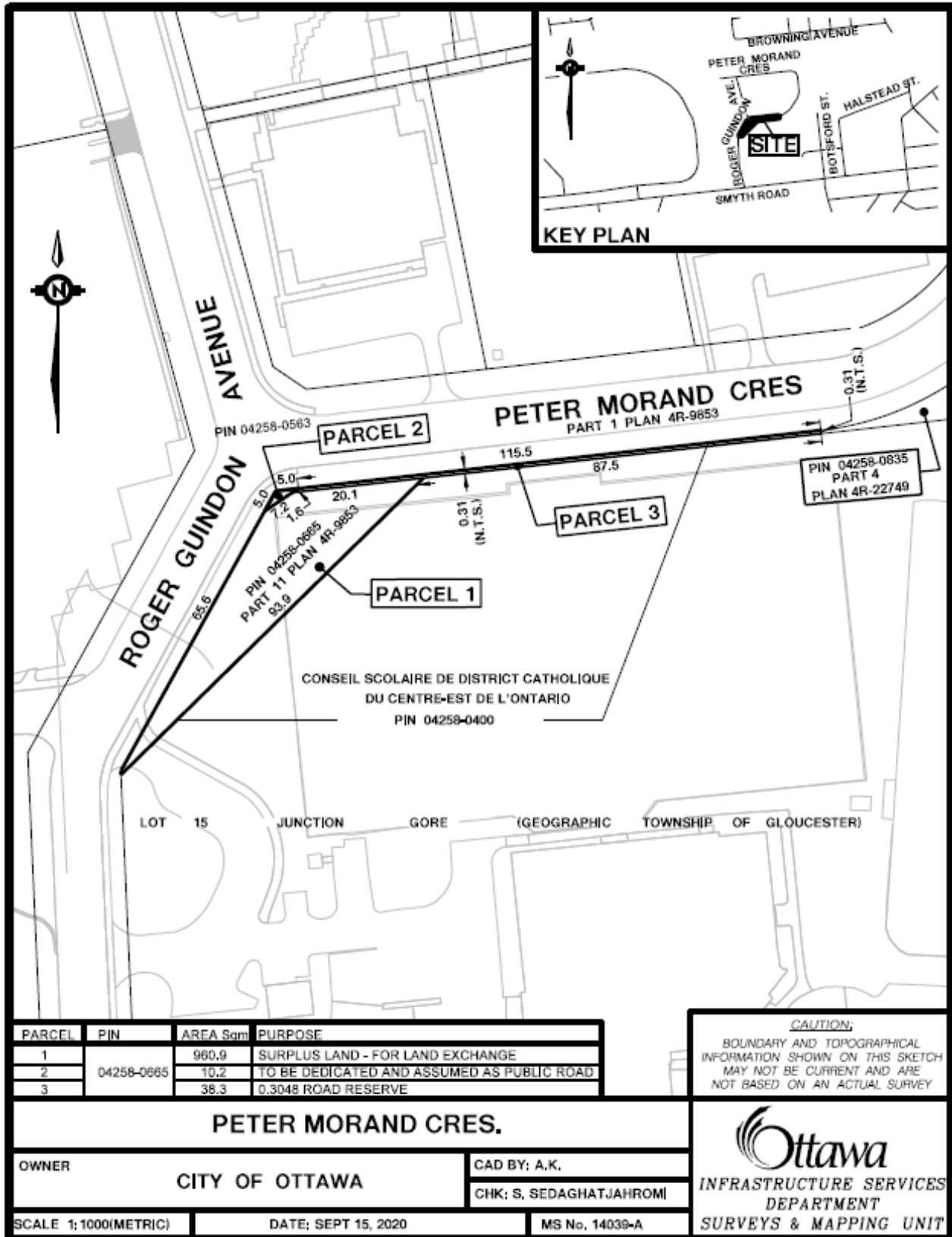
Document 3 Location Map – 4000 Labelle Street

Document 4 Location Map – 1303 Fellows Road

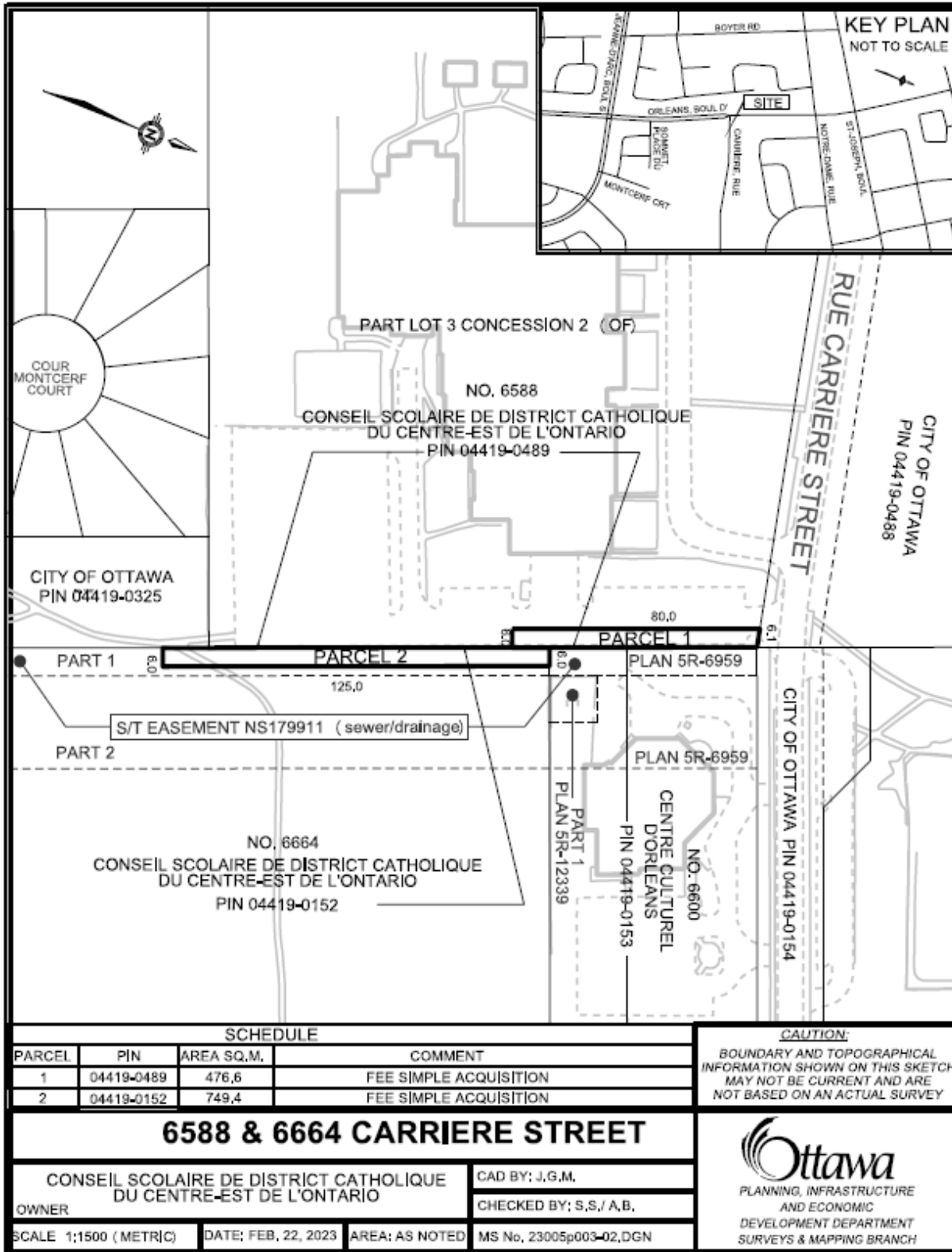
**DISPOSITION**

Following Council's approval, staff from Corporate Real Estate Office and Legal Services Branch will complete the transfer of ownership at the designated time.

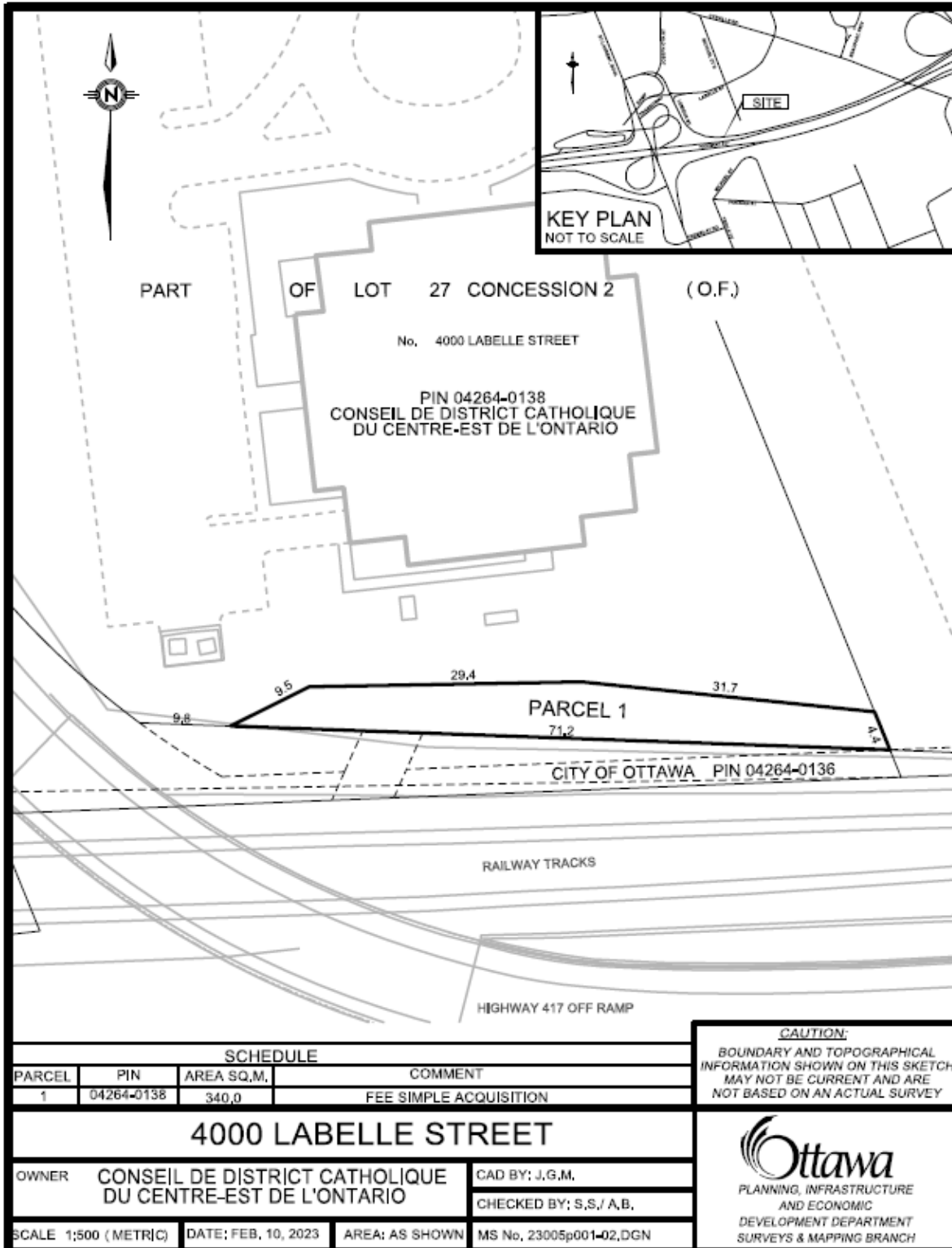
Document 1 Location Map – 751 Peter Morand Crescent



Document 2 Location Map – 6588 & 6664 Carriere Street



Document 3 Location Map – 4000 Labelle Street



Document 4 Location Map – 1303 Fellows Road

