

<p>6. Acquisition of 1245 Kilborn Place</p> <p>Acquisition du 1245, Kilborn Place</p>

Committee Recommendations

That City Council:

1. Approve the acquisition as described in the report for the purchase of the fee simple interest in lands known municipally as 1245 Kilborn Place, shown as Parcel 1 on Document 2 attached being the “1245 Kilborn Place Lands,” from The Roman Catholic Episcopal Corporation of Ottawa for \$18.5 million plus applicable taxes and closing costs.
2. Delegate authority to the Director, Corporate Real Estate Office to enter into, conclude, execute, amend, and implement on behalf of the City, the Purchase Agreement for the acquisition of the “1245 Kilborn Place Lands”, as described in this report.

Recommandations du Comité

Que le Conseil :

1. approuve, conformément à ce qui est prévu dans le rapport, l'acquisition en fief simple des terrains ayant pour désignation municipale le 1245, place Kilborn, illustrés comme parcelle 1 dans le document 2 joint, ou « les terrains du 1245, place Kilborn » de la Corporation épiscopale catholique romaine d'Ottawa, pour 18,5 millions de dollars (taxes applicables et frais de clôture en sus);
2. délègue au directeur du Bureau des biens immobiliers municipaux le pouvoir de conclure, de signer, de modifier et de mettre en œuvre, au nom de la Ville, l'accord pour l'acquisition des terrains du 1245, place Kilborn, comme le décrit le rapport.

FOR THE INFORMATION OF COUNCIL

The committee also approved the following DIRECTIONS to staff:

DIRECTION TO STAFF (Councillor R. Brockington)

As part of the due diligence process re: acquisition of 1245 Kilborn Place, the Director of CREO be directed to report back to the Finance and Corporate Services Committee and the Local Councillor, if any major issues of concern are raised as part of the:

1. Building Condition Audit,
2. Phase 1 and 2 Environmental site Assessments
3. Title transfer, free and clear of any encumbrances

DIRECTION TO STAFF (Councillor J. Leiper on behalf of Councillor M. Carr)

The report “Acquisition of 1245 Kilborn Place” being presented to Finance and Corporate Services Committee on September 5, 2023 and to Council on September 13, 2023 outlines that the property is being purchased to support housing and social services needs over the long-term.

Specifically, “Once purchased, the Property would be developed over the long-term into a supportive housing community hub focusing on transitions to housing and integrated with housing, social and, health services systems. The site would facilitate co-location of community and health services, development of a range of new housing options and, offer options for systems and resource coordination...To inform the design and services on-site, an extensive analysis, community consultation, business case and financial strategy development process will be developed with the housing and homelessness service sector and undertaken over the coming years.”

1. That staff work with the Ward Councillor and partners in the Housing and Homelessness Sector to design a comprehensive consultation process to inform the additional housing and services to be developed over the long-term on the site.
2. That staff ensure that the consultation process include opportunities for input from neighbourhood residents, housing, homelessness and social service sector partners, City departments and potential clients to be served at the site.

3. If committee and council approve the purchase, and the sale is finalized, that a project page on engage.ottawa.ca be established to provide updates on the project discussions as well as list the opportunities for providing input into the long-term use and development of the site.
4. That a report summarizing feedback and input from the consultation process be developed and made available publicly.

POUR L'INFORMATION DU CONSEIL MUNICIPAL

Le comité a également approuvé les DIRECTIVES au personnel suivante

INSTRUCTION AU PERSONNEL (conseiller R. Brockington)

Dans le cadre du processus de diligence raisonnable concernant l'acquisition du 1245, place Kilborn, que le directeur du BBIM soit chargé de faire rapport au Comité des finances et des services organisationnels et à la conseillère du quartier si des préoccupations majeures émergent après :

1. la vérification de l'état du bâtiment;
2. les phases 1 et 2 de l'évaluation environnementale de site;
3. la cession du titre, libre de toute charge.

INSTRUCTION AU PERSONNEL (conseiller J. Leiper – pour conseillère M. Carr)

Le rapport « Acquisition du 1245, place Kilborn », présenté au Comité des finances et des services organisationnels le 5 septembre 2023 et au Conseil le 13 septembre 2023, souligne que la propriété est achetée afin de répondre aux besoins en logement et en services sociaux à long terme.

Plus précisément : une fois achetée, la propriété serait transformée à long terme en un carrefour communautaire de logements avec services de soutien axé sur la transition vers un logement permanent et avec services sociaux, de logement et de santé intégrés. Le site faciliterait le regroupement des services communautaires et de santé ainsi que l'aménagement d'une gamme de nouveaux logements et offrirait des

options pour la coordination des services et des ressources. Pour orienter la conception du site et le choix des services offerts, une analyse approfondie, une consultation communautaire, une analyse de rentabilité et un processus d'élaboration d'une stratégie financière seront réalisés avec le secteur des services de logement et de lutte contre l'itinérance au cours des prochaines années.

1. Que le personnel travaille avec la conseillère de quartier et les partenaires du secteur des services de logement et de lutte contre l'itinérance pour concevoir un processus de consultation complet afin de déterminer les logements et les services supplémentaires qui seront aménagés à long terme sur le site.
2. Que le personnel veille à ce que le processus de consultation offre l'occasion de s'exprimer aux résidents du quartier, aux partenaires du secteur des services de logement, de lutte contre l'itinérance et des services sociaux, aux directions générales de la Ville et aux clientes et clients potentiels du site.
3. Si le Comité et le Conseil approuvent l'acquisition et que la vente est conclue, qu'une page de projet soit créée sur participons.ottawa.ca pour fournir de l'information sur les discussions relatives au projet ainsi que pour commenter l'utilisation et l'aménagement à long terme du site.
4. Qu'un rapport résumant la rétroaction et les commentaires issus du processus de consultation soit produit et rendu public.

Documentation/Documentation

1. Director's Report, Corporate Real Estate Office; Planning, Real Estate and Economic Development Department, submitted 1 August 2023 (ACS2023-PRE-CRO-0015)
Rapport du Directeur, Bureau des biens immobiliers municipal, Services de la planification, des biens immobiliers et du développement économique, daté le 1 août 2023 (ACS2023-PRE-CRO-0015)
2. Extract of draft Minutes, Finance and Corporate Services Committee, September 5, 2023
Extrait de l'ébauche du procès-verbal, Comité des finances et des services organisationnels, le 5 septembre 2023

5.3 Acquisition of 1245 Kilborn Place

File No. ACS2023-PRE-CRO-0015 - Alta Vista (18)

Mr. Peter Radke, Director, Corporate Real Estate Office, Planning, Real Estate & Economic Development Department and Mr. Paul Lavigne, Director, Housing, Community and Social Services Department spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Committee heard from the following public delegation:

- Kaite Burkholder Harris, Executive Director, Alliance to End Homelessness Ottawa
- Scott Charlwood
- AG. Scaffidi*
- Corrie DaCosta*
- Nezahat Turegun
- Eugenie Waters
- Madison McCulloch, Options Bytown
- Eric M. Davidson
- Mark MacAulay, Salus Ottawa
- Rachael Wilson (CEO) and Alex Noreau, Ottawa Food Bank
- Marko Miljusevic
- Jason Pino , Director of Restoring Hope Ministries*
- Kishanth Jeyamoorthy
- Mary Huang (Centretown Community Association)

- Laura May
- John Redins*
- Lou Dawoudiah, Ottawa Mission
- Jan Mennigen

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk.]

The following correspondence is held on file with the City Clerk.

- Email dated August 30, 2023 from Josée Ménard
- Email dated August 30, 2023 from Elizabeth Dawson
- Email dated August 30, 2023 from Rob Murphy
- Email dated August 30, 2023 from Susan Gardiner
- Email dated August 30, 2023 from Patricia Bonn
- Email dated August 30, 2023 from Monique Chartrand
- Email dated August 30, 2023 from Phillipe Chartrand
- Email dated August 30, 2023 from David Sierra-Baigrie
- Email dated August 31, 2023 from Gwen and Wally Kozar
- Email dated August 31, 2023 from Laurent Nicolai
- Email dated August 31, 2023 from Marco Pagani
- Email dated August 31, 2023 from Carli Grady
- Email dated August 31, 2023 from Erin McCabe
- Email dated August 31, 2023 from T. Campanale
- Email dated August 31, 2023 from Jennifer Naddaf
- Email dated August 31, 2023 from Jan Mennigen
- Email dated August 31, 2023 from Jaffer Murphy
- Email dated August 31, 2023 from S. Rigby
- Email dated August 31, 2023 from Sue and John
- Email dated August 31, 2023 from Stan Wilkowski
- Email dated August 31, 2023 from Kyna Daley
- Email dated August 31, 2023 from Roswitha Shaw
- Email dated August 31, 2023 from Catherine Ennis
- Email dated August 31, 2023 from Debbie Janes
- Email dated August 31, 2023 from Donald Belisle
- Email dated August 31, 2023 from Sean Murphy

- Email dated August 31, 2023 from Guy Holmwood-Bramwell
- Email dated August 31, 2023 from Claudia Cautillo
- Email dated August 31, 2023 from Jane Prud'homme
- Email dated August 31, 2023 from Dr. Adnan Turegun
- Email dated August 31, 2023 from David Shearer
- Email dated August 31, 2023 from Sarah Berns
- Email dated August 31, 2023 from Iain Culligan
- Email dated August 31, 2023 from Heather Parsons
- Email dated August 31, 2023 from Rick Filler
- Email dated August 31, 2023 from Keith Lobo
- Email dated August 31, 2023 from Anne Lemay
- Email dated August 31, 2023 from Nathan Shyminsky
- Email dated August 31, 2023 from Akhil Garg
- Email dated August 31, 2023 from André Albinati
- Email dated August 31, 2023 from Éric et Joanne Robichaud
- Email dated September 1, 2023 from Walter and Elaine Senack
- Email dated September 1, 2023 from Mike Donaldson
- Email dated September 1, 2023 from Anna Piercy
- Email dated September 1, 2023 from Nadia Blasutti
- Email dated September 1, 2023 from Braeson Holland
- Email dated September 1, 2023 from Jim Bean
- Email dated September 1, 2023 from Christopher O'Gorman
- Email dated September 1, 2023 from Samantha Olthof
- Email dated September 1, 2023 from James McAvoy
- Email dated September 1, 2023 from Tanner Gobel
- Email dated September 1, 2023 from Octavie Bellavance
- Email dated September 1, 2023 from Oriana Houston
- Email dated September 1, 2023 from Steve St. Pierre
- Email dated September 1, 2023 from Gisèle Doyle, Orléans
Independent Living Advocate Network
- Email dated September 1, 2023 from Emily Beaudoin
- Email dated September 1, 2023 from Ryan Kelly
- Email dated September 1, 2023 from Helena Duncan
- Email dated September 1, 2023 from Fady Tohme
- Email dated September 1, 2023 from Zoran Vranjkovic
- Email dated September 1, 2023 from Patrick
- Email dated September 1, 2023 from Nadia and Mike Tata
- Email dated September 1, 2023 from Katya Duhamel

- Email dated September 1, 2023 from Dean Tester
- Email dated September 1, 2023 from Kerry McKenna
- Email dated September 1, 2023 from Rafic Hokayem
- Email dated September 1, 2023 from Morgan Gay
- Email dated September 1, 2023 from Gaby Saliby
- Email dated September 1, 2023 from Benoit Rodrigue
- Email dated September 1, 2023 from Eleanor Fast
- Email dated September 1, 2023 from Marian Eichel
- Email dated September 1, 2023 from Dany Saliby
- Email dated September 1, 2023 from Alex Szumilas
- Email dated September 1, 2023 from Caitlin Hughes
- Email dated September 1, 2023 from William Mayer
- Email dated September 1, 2023 from Natasha Poushinsky
- Email dated September 1, 2023 from Lynne Davidson-Fournier
- Email dated September 1, 2023 from Lisa Gregoire
- Email dated September 1, 2023 from Jan Schroeder
- Email dated September 1, 2023 from Megan Clermont
- Email dated September 1, 2023 from Sam Hickman
- Email dated September 1, 2023 from Dan Rubinstein
- Email dated September 1, 2023 from Vivianne Tohme
- Email dated September 1, 2023 from Jason Pino, Director of Restoring Hope Ministries
- Email dated September 1, 2023 from Cheryl Goodwin-Ruch and Mark Ruch
- Email dated September 1, 2023 from Irene Brueckner-Irwin
- Email dated September 1, 2023 from Dan Carpenter
- Email dated September 1, 2023 from Étienne Rousseau
- Email dated September 1, 2023 from Georgina Dunn
- Email dated September 1, 2023 from Jason Porter
- Email dated September 1, 2023 from John Redins
- Email dated September 1, 2023 from David Chacksfield
- Email dated September 1, 2023 from Svitlana Zhemelinska
- Email dated September 1, 2023 from Isabella Gallego Miron
- Email dated September 1, 2023 from Josh Van Noppen on behalf of Lowertown Community Association
- Email dated September 1, 2023 from Stewart Fast
- Email dated September 1, 2023 from Leah DeVellis
- Email dated September 1, 2023 from Kevin Selim

- Email dated September 1, 2023 from Matthew Cook
- Email dated September 1, 2023 from Patrick Kenzie
- Email dated September 1, 2023 from Honorata Wilkowska
- Email dated September 1, 2023 from Frances Moffatt
- Email dated September 1, 2023 from Bohdan Curk
- Email dated September 1, 2023 from Melissa McNulty
- Email dated September 1, 2023 from Heather Bouchardf
- Email dated September 1, 2023 from Heather Woltman
- Email dated September 1, 2023 from Stephen Mcllwaine
- Email dated September 1, 2023 from Laura Richardson
- Email dated September 1, 2023 from Curtis Barlow-Wilkes
- Email dated September 1, 2023 from Pat Bowie
- Email dated September 1, 2023 from P. Hehner
- Email dated September 1, 2023 from Steven Parker on behalf of Shepherds of Good Hope
- Email dated September 1, 2023 from India Bedson (Van Grinsven)
- Email dated September 1, 2023 from J. Mezher
- Email dated September 1, 2023 from Les Voros
- Email dated September 1, 2023 from Iain Culligan
- Email dated September 1, 2023 from Katerina Naddaf
- Email dated September 1, 2023 James Atherton
- Email dated September 2, 2023 from Robert Grant
- Email dated September 2, 2023 from Josh Franklin
- Email dated September 2, 2023 from Allison Mcllwaine
- Email dated September 4, 2023 from Andréa (Drea) Schnell
- Email dated September 4, 2023 from Julie Abraham and Issa Jadon
- Email dated September 4, 2023 from Lisa Abraham
- Email dated September 4, 2023 from Patricia Prud'homme
- Email dated September 4, 2023 from John Martins
- Email dated September 4, 2023 from Brigitte Martins
- Email dated September 4, 2023 from Phillippe Martins
- Email dated September 4, 2023 from David Ljunggren
- Email dated September 4, 2023 from J.M.P.P

At the conclusion of questions to the delegations and to staff, and following Committee discussion, the report recommendations were then

put before Committee and were Carried with the following directions to staff:

Report Recommendation

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

- 1. Approve the acquisition as described in the report for the purchase of the fee simple interest in lands known municipally as 1245 Kilborn Place, shown as Parcel 1 on Document 2 attached being the “1245 Kilborn Place Lands,” from The Roman Catholic Episcopal Corporation of Ottawa for \$18.5 million plus applicable taxes and closing costs.**
- 2. Delegate authority to the Director, Corporate Real Estate Office to enter into, conclude, execute, amend, and implement on behalf of the City, the Purchase Agreement for the acquisition of the “1245 Kilborn Place Lands”, as described in this report.**

Carried

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- 4. Building Condition Audit,**
- 5. Phase 1 and 2 Environmental site Assessments**
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6. That staff ensure that the consultation process include opportunities for input from neighbourhood residents, housing, homelessness and social service sector partners, City departments and potential clients to be served at the site.
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8. That a report summarizing feedback and input from the consultation process be developed and made available publicly.