

**Subject: Declaration of Surplus Land - 2060 Lanthier Drive and Transfer to
Ottawa Community Lands Development Corporation**

File Number: ACS2023-PRE-CRO-0001-V2

**Report to Finance and Corporate Services Committee on 2 May 2023
and Council 10 May 2023**

**Submitted on February 14, 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 – 2060, promenade Lanthier et
transfert à la Société d'aménagement des terrains communautaires
d'Ottawa**

Dossier : ACS2023-PRE-CRO-0001-V2

Rapport au Comité des finances et des services organisationnels

le 2 mai 2023

et au Conseil le 10 mai 2023

**Soumis le 14 février 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:

- 1. Declare a portion of 2060 Lanthier Drive, being Part of PIN 14563-0641, containing an area of approximately 3.31 hectares (8.18 acres) and shown as Parcel 1 on Document 1 attached as surplus to City requirements.**
- 2. Recommend City Council authorize the transfer of 2060 Lanthier Drive, 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

Que le Comité des finances et des services organisationnels:

- 1. Déclare excédentaire, par rapport aux besoins de la Ville, une partie de la propriété située au 2060, promenade Lanthier, constituant une partie du NIP 14563-0641 et comprenant une superficie d'environ 3,31 hectares (8,18 acres), illustrée par les parcelles 1 sur le document 1 ci-joint.**
- 2. Recommande au Conseil d'autoriser le transfert de la propriété du 2060, promenade Lanthier, sous réserve des servitudes existantes et de toute servitude pouvant être requise, à la Société d'aménagement des terrains communautaires d'Ottawa (SATCO) aux fins de cession.**

Please note this item was deferred from the March 7, 2023 Finance and Corporate Services Committee meeting via [Motion No. FCSC FCSC 2023-02-02](#).

BACKGROUND

The subject property, shown on Document 1, contains a total area of 3.31 ha (8.18 acres). The property is situated on the southwest side of Lanthier Drive and north of the future Vanguard Drive and is legally described as Part of Lot 1, Concession 11, geographic Township of Cumberland (being parts 1, 2, 6, 16 to 18, 20 to 22, 26 and 27 on plan 50R-6676 save and except part 5 on plan 4R-21582; save and except part 2 plan 4R26747). The subject parcel is within a Hub and Neighbourhood designation and the Evolving Neighbourhood Overlay in the current Official Plan and is zoned IG7 H(21) – General Industrial Zone (Section 199-200).

In 2015 the Real Estate Partnerships and Development Office (REPDO), now the Corporate Real Estate Office (CREO), undertook an internal and utility circulation of the

subject property to determine if it could be declared surplus to City needs. Staff feedback from the 2015 circulation revealed a few planning issues that needed to be addressed prior to the disposal of the lands. These issues included the future Vanguard Drive extension and multi-use pathway preferred locations.

A second internal and utility circulation was undertaken in June 2022, which confirmed the future location of the Vanguard Drive extension (Parcel 3 shown on Document 1). The City's Development Review Branch confirmed that an Environmental Assessment Study (EAS) of the Vanguard Drive extension (Lanthier Drive to Mer Bleue Road) was completed in June 2021. The EAS identified the preferred location of the Vanguard Drive extension, a portion of which forms part of Lanthier Drive (Parcel 2 shown on Document 1).

The Development Review Branch further confirmed that an 18-metre-wide corridor along the west lot line should be retained for the extension of a planned multi-use pathway network from the south, shown as parcel 4 on Document 1, connecting to the existing and future commercial properties to the north along Innes Road. The pathway has been identified as an important north-south pedestrian link that will connect the residential community to the south with the main street commercial uses along Innes Road.

The City will retain Parcel 4 for the planned multi-use pathway network. Parcels 2 and 3 will be sold with Parcel 1 with the requirement for the purchaser to construct the Lanthier Drive and Vanguard Drive extensions.

DISCUSSION

An internal circulation completed in June 2022 identified no City need to retain the entire subject property for a City mandated purpose. The Corporate Real Estate Office (CREO) is recommending the subject properties be declared surplus and transferred to Ottawa Community Lands Development Corporation (OCLDC) and marketed for sale to the public. The transfer of the subject portions of 2060 Lanthier Drive 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:

- Achieve the highest and best use of the property and ensure 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; and
- Ensuring efficient use of City infrastructure services by creating development opportunities in serviced areas.

As there is no City requirement to retain Parcel 1 of 2060 Lanthier Drive, shown in heavy outline on Document 1, it is recommended that the property, together with Parcel 2 and 3, be transferred to OCLDC for disposal. Parcels 2 and 3, shown on Document 1 and identified as the future extensions of Lanthier Road and Vanguard Drive shall be conveyed back to the City upon completion of construction of the extensions by the purchaser(s). The construction and conveyance of the road extensions will be a condition of sale captured in an Agreement of Purchase and Sale.

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

The OCLDC will market the lands for land uses that comply with the current light industrial zoning.

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 IG7 H(21) General Industrial. While the previous Official Plan included these lands in an Employment Area designation, which would not have permitted a change in use, the current Official Plan identifies these lands as being within a Hub or Neighbourhood designation and the Evolving Neighbourhood Overlay. Planning staff confirm that these designations would support a rezoning for residential use.

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

Depending on market demand and interest, the entire parcel may be sold as one large entity or as three individual parcels, each comprising approximately 0.74 hectares (1.83 acres).

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 IG – General Industrial 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. However, should the lands be rezoned to one of the zones noted above, 25% of the net proceeds would be directed to the Housing account noted above.

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. CREO staff have consulted with Recreation, Culture, and Facility Services Department and they have 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 implications associated with implementation of the report recommendations.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of the recommendations 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 the Housing Branch and the Ward Councillor to determine if the property was required for City mandated program.

Planning Development Review Branch confirmed a requirement to retain portions of the property identified as Parcels 2, 3 & 4. The requirements are outlined in the "Background" section above and have been addressed by securing lands for the Lanthier Drive extension (Parcel 2), the Vanguard Drive extension (Parcel 3) and a MUP (Parcel 4).

ACCESSIBILITY IMPACT

There are no accessibility impacts associated with the recommendations.

ENVIRONMENTAL IMPLICATIONS

The Environmental Remediation Unit has no record of environmental investigations taking place on the property. There is a record of above ground fuel storage for the backup generator for the onsite pumping station, however there are no records of leaks or spills related to the fuel storage.

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

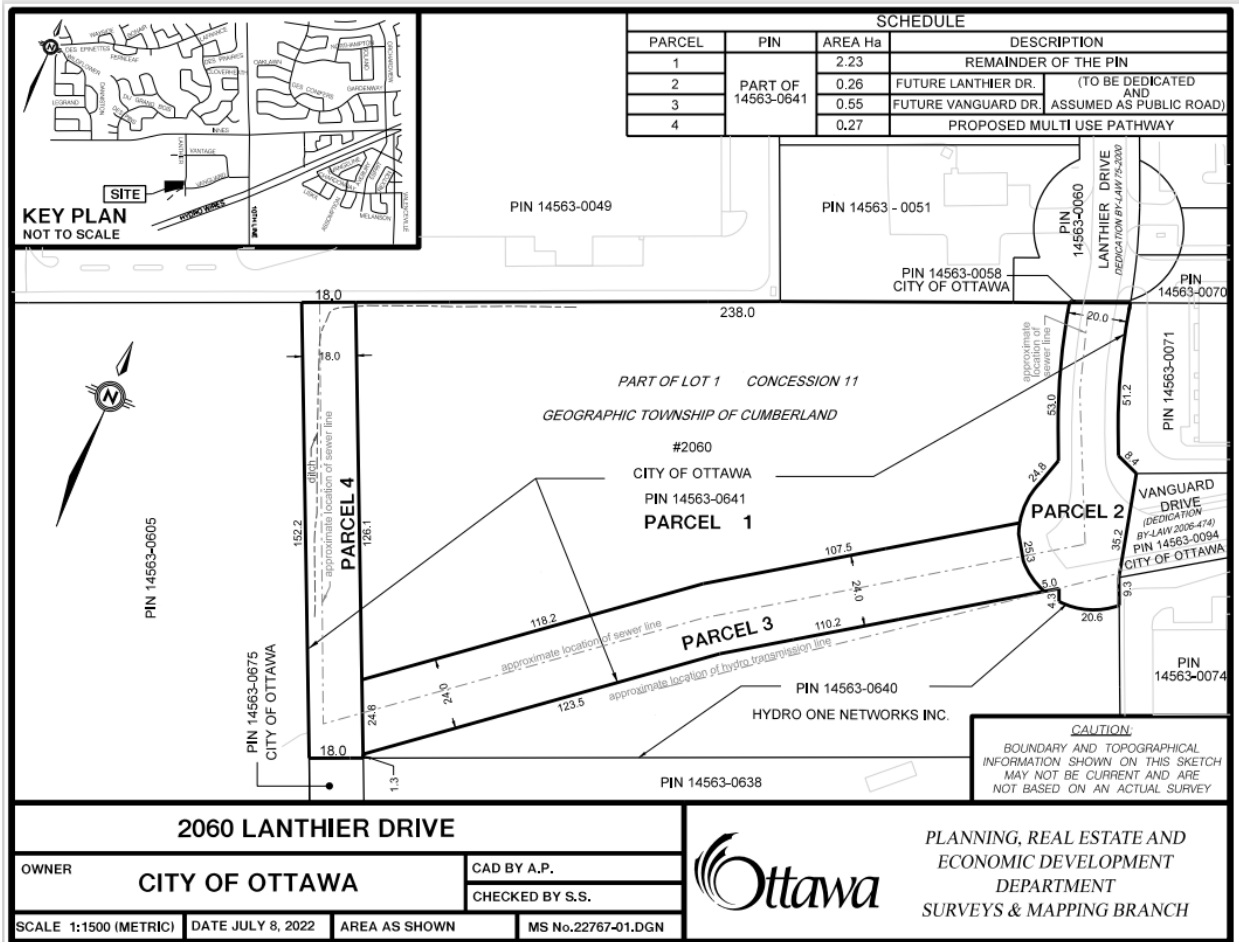
DISPOSITION

Following Council's approval, staff from OCLDC will market parcels 1 for sale.

This report was revised after the original report was deferred at the [March 7, 2023 Finance and Corporate Services Committee meeting](#).

Le présent rapport a été révisé après le report du rapport d'origine lors [de la réunion du Comité des finances et des services organisationnels le 7 mars 2023](#).

Document 1 – Location Map



Location map identifies:

- Parcels 1, 2, 3, & 4: Proposed property to be declared surplus and transferred to OCLDC
- Parcel 1: Lands to be sold
- Parcel 2: Lands to be constructed as extension of Lanthier Drive
- Parcel 3: Lands to be constructed as extension of Vanguard Drive
- Parcel 4: Lands to be retained for future Multi-Use Pathway